

AVERY - HATHAWAY PINES COMMUNITY PLAN



CALAVERAS COUNTY
CALIFORNIA

March 20, 1998

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**BOARD OF SUPERVISORS, COUNTY OF CALAVERAS,
STATE OF CALIFORNIA**

April 19, 1999

**CALAVERAS COUNTY
DEPT OF PLANNING**

RESOLUTION

NO. 99-107 A RESOLUTION APPROVING GENERAL PLAN AMENDMENT #1 for 1999

WHEREAS, the Board of Supervisors of the County of Calaveras is permitted to amend the General Plan four (4) times during a calendar year; and

WHEREAS, a Community Plan was developed for the Avery-Hathaway Pines area from 1991 to 1999; and

WHEREAS, the Planning Commission of the County of Calaveras did conduct a public hearing and make recommendations to the Board of Supervisors concerning the proposed change in the General Plan; and

WHEREAS, the Board of Supervisors duly advertised and considered the Planning Commission recommendation and all of the testimony presented to it, including its staff report and initial study, at a public hearing.

NOW THEREFORE, BE IT RESOLVED, that the Board of Supervisors of the County of Calaveras does hereby amend the General Plan for the first time in 1999 with the adoption of the 1998 Avery-Hathaway Pines Community Plan as shown on Attachments A and B.

NOW THEREFORE, BE IT FURTHER RESOLVED, that the Board of Supervisors bases its decision on the following findings:

1. A Negative Declaration has been recommended for this project.
2. There is not significant public controversy on public record regarding issues associated with this project.

- 3 The proposed general plan amendment is consistent with General Plan Implementation Measure II-4B-1: When requested by a representative group of residents, consider new Community Plan areas for regions generally meeting the following criteria:

- Population base of 1000 or more;
- An area logically tied together geographically and socially.

4. The proposed changes in land use designations is compatible with adjacent land uses and zoning.

Evidence: The various proposed changes in land use designations considered the surrounding land uses for compatibility.

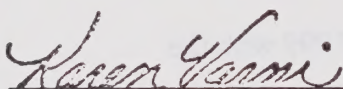
ON A MOTION by Supervisor Callaway, Seconded by Supervisor Bailey, the foregoing Resolution was duly passed and adopted by the Board of Supervisors of the County of Calaveras, State of California on the 19th day of April, 1999 by the following votes:

AYES: Supervisors Callaway, Bailey, Thein, Stein

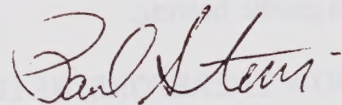
NOES: Supervisor Tryon

ABSENT: None

ABSTAIN: None



County Clerk and Ex-Officio Clerk to
the Board of Supervisors, of the County of
Calaveras, California



Chairperson, Board of Supervisors

**Avery - Hathaway Pines Community Plan
Advisory Committee**

Wendy Corpening
Leonard Hobby
Bob Kelso
Bob Kress
Roy Miller
Barbara Stegman
Ron Stegman
Bob Tardif
Helen Tardif
Marny Voorhees

Calaveras County Planning Commission

Ted Allured, District 1
James Coyne, District 2
Suzanne Kuehl, District 3
Dick Barger, District 4
Ed Rich, District 5

Calaveras County Board of Supervisors

Lucy Thein, District 1
Paul Stein, District 2
Merita Callaway, District 3
Tom Tryon, District 4
Terri Bailey, District 5

*This Plan is dedicated in memory of
Robert Tardif*

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INTRODUCTION

The Avery - Hathaway Pines Community Plan area consists of approximately 19 square miles located on both sides of State Route 4 in the Ebbetts Pass highway corridor. The plan area is surrounded by the Arnold Community Plan boundary to the north, the Stanislaus River to the east, and Stanislaus National Forest to the west.

The elevation of the plan area ranges from 1600 feet above sea level within the Stanislaus River gorge to 4682 feet near Big Trees State Park. The terrain ranges from relatively flat to steep slopes. The lower elevations are covered with chaparral vegetation while the majority of the plan area consists of mixed conifer forests.

This Community Plan is the fundamental basis for determining future land use decisions within the Avery - Hathaway Pines plan area. The intent of developing a community plan is to coordinate land use and infrastructure decisions. The Avery - Hathaway Pines Community Plan is intended to supplement the General Plan provisions. The policies contained within this plan address issues either not addressed by the General Plan or special issues of local concern. When the Community Plan does not address an issue that is covered in the General Plan, the policies of the General Plan are applied.

California Government Code Section 65302 identifies seven elements which must be included in all general plans. The Avery/Hathaway Pines Community Plan consists of these mandatory elements, which are described by the Governor's Office of Planning and Research (OPR) in its General Plan Guidelines as follows:

- **The Land Use Element** designates the general distribution and intensity of uses of the land for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities and other categories of public and private uses.
- **The Circulation Element** is correlated with the Land Use Element and identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities.
- **The Housing Element** provides an assessment of current and projected housing needs for all segments of the community and all economic groups. In addition, it embodies policy for providing adequate housing and includes action programs for this purpose.
- **The Conservation Element** addresses the conservation, development and use of natural resources including water, forests, soils, rivers and mineral deposits.

- **The Open Space Element** details plans and measures for preserving open space for natural resources, the managed production of resources, outdoor recreation, public health and safety, and the identification of agricultural land.
- **The Noise Element** identifies and appraises noise problems within the community and forms the basis for land use distribution.
- **The Safety Element** establishes policies and programs to protect the community from risks associated with seismic, geologic, flood and fire hazards.

The goals, policies, and implementation measures set forth in each element comprise the core of the Community Plan. A goal statement sets the direction for more specific policies and implementation programs. Goals express ideal future conditions relating to public health, safety or general welfare toward which planning measures are directed. A goal is a general expression of community values and therefore, is stated in broad terms.

Policies are statements that guide decision making and indicate a commitment to achieving general plan objectives. Decisions as to whether a particular action, program or project is consistent with this Community Plan will consider whether all aspects of a future action will further the objectives and policies of the community plan.

Implementation measures are specific actions, procedures, programs or techniques for attaining goals and carrying out policies.

In June of 1992, a survey was conducted of all property owners within the Avery/Hathaway Pines plan area. The survey was conducted to gather statistical information on community preferences. This information was used to guide development of the goals, policies and implementation measures of the community plan. The survey requested information on community development preferences, desired services; and demographics. A summary of the survey results are included in the community plan attachments.

Avery - Hathaway Pines History

The colorful history of the Avery - Hathaway Pines area began long before European Americans came to settle here. Seasonally inhabited by both the Miwok and Washoe tribes for several thousand years, the area still retains evidence of their presence. Bedrock mortars, also known as milling stations or grinding rocks can be found in many places throughout the area, particularly bordering Love and Moran creeks. There are several reports of Native American villages in the Avery area including the village of Yoong'-ah-ko-te, located one mile below Avery near what is now Hathaway Pines. Various censuses from the early part of the 20th century indicates populations of Miwoks ranging from sixty persons in 1911 to twenty "Indians" in Avery in 1928.

Although white hostility kept many Native Americans on the move during the gold rush era, the Avery area is thought to have been hospitable, as many informants recall Native American groups living or camping here as late as 1940. The Miwok population comprised the majority of "permanent" Native American inhabitants while the Washoe Indians of the Eastern Slope of the Sierra Nevada would come to Calaveras County in the fall, gathering black oak acorns and trading with the locals. They brought hand-woven baskets and pine nuts to trade for coffee, tea, sugar and whiskey. Among the popular items gathered during their annual visits were the willow shoots from the Avery area, said to be more moist and easier to use for basket making than those found in their home territory.

During an interview in 1967 with Hazel Fischer, a beloved teacher at the original Avery school, she recalled bribing the Indians with tomatoes and fruit to get them to reveal the location of their cemetery and roundhouse which was said to be located "on the Old Sheep Ranch Road, through the meadow (at Avery) and around the hill to the right".

The first European settlers known to have taken up permanent residence in what is now Avery were Joseph and Sarah Goodell. In the 1850s they built a four room house which was also used as a hotel; it was named Half-Way House because of it's location half way between Murphys and Big Trees. When the Comstock Lode in Silver City, Nevada was discovered in 1858, the original Emigrant Road through Avery was used by logging and freighting teams who over-nighted at the Half Way House. Cattlemen and sheepmen also used this road to drive their herds to the summer ranges in the high country. The Emigrant Road ran along the ridge to the northwest of Moran Road and eventually came into the Big Trees traversing the ridge between the park and Oak Hollow. Moran Road was the original "highway" through Avery; Highway 4 was constructed in the 1920s.

Peter and Nancy Avery and their son George arrived in California from Maine in the late 1850s. The Averys first settled in Sheep Ranch, later moving to Avery and purchasing the Half-Way House from the Goodells in 1869. The Averys eventually acquired about 800 acres in the area and used much of it, including the Avery meadow, for growing hay and as

pasture for horses and cattle. The Avery family also acquired water rights which brought water from Love Creek through a ditch along the south side of the meadow to irrigate the pasture. George Avery married Henrietta Johnson of Sheep Ranch in 1874 and they had twelve children.

The Half-Way House, renamed the Avery Hotel, was enlarged in 1874 and again in the 1880s with the addition of a kitchen, small dining room, pantry and bedrooms. The complex near the hotel included a store, bar, dance hall, three large barns, wagon shed, blacksmith shop, ice house and other smaller buildings. Three large corrals would frequently be filled with different herds of cattle and sheep being driven to the high country; departure would be at daybreak after a big Hotel breakfast. Some of the cattle families who stopped regularly were Whittle, Murphy, Osborn, Hunt and Airola. The Avery Hotel and surrounding land was sold to Sam Lodato in 1944 and has changed ownership several times since. In 1946 a fire swept through the area claiming all the buildings except for the hotel which still stands.

In 1886 George Avery donated land for the construction of the Avery School which was built across from the present Highway 4 southwest of the hotel. Mary Carty was the first teacher at the one-room school house which was used continuously until 1942 when a larger school was built at White Pines. In the late 1930s, when Blagen's Mill was built at White Pines, the attendance at the little school house increased to the point where double sessions were held, forcing the use of orange crates for desks. Hazel Fischer, for whom the school in White Pines was named, taught at the one-room school house in Avery from 1917 until the new school opened. In 1994, the new Avery Middle School was built on 20+ acres adjacent to the Avery Hotel. The school, which has a capacity of 650 students, graduated its first class in June of 1995.

Logging has been a prevalent industry in the Avery/Hathaway Pines area since about 1885 when Nathan and John McKay arrived from Nova Scotia and found a homestead for sale on Love Creek. The owner "Doc" Jones sold the quarter section, 160 acres, to the McKay brothers for eight hundred dollars. John and Nate started the Clipper Mill and their land proved to have one of the heaviest stands of sugar pine in the region, producing over fifteen million board feet of lumber, 70 percent of it sugar pine. The McKays built a railroad to haul the logs, measuring up to eleven feet in girth, from the woods to the mill. The old traction engine, named Jenny, stayed in the woods near Love Creek for many years after the mill closed; eventually it was moved to the museum in Angels Camp. The eventual holdings of the McKay family included more than five surrounding homesteads and the logging operation was the largest in the area until the Blagen Mill was built at White Pines. Clarence McKay, John's youngest son, sold the major part of his family's holdings by the early 1970s, stipulating that the minimum parcel size be ten acres in order to discourage subdivision development in the Love Creek area. Clarence always loved and appreciated the land on Love Creek and placed more than monetary value on it's preservation. His widow, Alma

McKay, tells of the many opportunities Clarence had to sell the land to developers and even once to a mining company who wanted to tear up an old lava bed on the property.

The Mentz family were early homesteaders to the Love Creek area, arriving in 1883. Frederick Mentz was a native of Germany and his bride Stella was from Copperopolis. The Mentz' claimed 320 acres of land, cleared a 20-acre meadow, built two barns and several outbuildings, an irrigation ditch and planted several acres in a variety of apple trees. Most of the old trees still bear fruit and show the ingenious braiding of small branches that was used to strengthen the larger fruit bearing limbs. The Mentz family sold the property in 1943 to Elsworth and Grace Alford; their four children still own the property and maintain the orchards and meadow. The Alfords named the property Love Creek Ranch, and added two ponds which Elsworth stocked with trout in the 1950s. The family has continued the tradition of intermittent logging and have restored or remodeled many of the original buildings on the property. The Alford children recall the herds of cattle that would be driven down Love Creek Road in the nineteen forties, fifties and sixties for winter pasture at lower altitudes...by the same families who established cattle ranches in the Angels Camp area at the turn of the century, the Whittles, Airolas, Osborns and others. Eventually, this practice stopped and the cattle were transported by truck.

Other families with roots firmly planted in the history of the Love Creek area include the Smiths, who own approximately 280 acres at the end of Love Creek Road bordering the Calaveras Big Trees State Park, and the Cochrans who settled on Love Creek in the 1930s and whose land at various times has been home to a sawmill, trout farm, and vegetable gardens. Stories abound about the poachers who would attempt to sneak up the creek with fishing poles in order to land one of the huge rainbows that lurked in the shallow waters of the Cochran trout ponds---some successful, most not.

Near the Avery center, a familiar site to travelers along Moran Road is the Davies farmhouse, a stately white building surrounded by century-old rose bushes and apple trees. The farmhouse is the centerpiece of a 900 acre ranch purchased in 1910 by Louis Malaspina, and later deeded to his niece, Ina Davies (nee Batten). There are several bedrock mortars on the property as well as an old flume which carries water from Love and Moran Creeks to the large meadow transversed by Moran Road.

In more recent times, land in Avery - Hathaway Pines Community Planning area has been subject to development, political divisiveness and wildfire. The Hathaway Mountain Pines Subdivision was begun in 1937 and Sierra Lakewood Estates developed in the 1940's. Ebbetts Pass Highlands, the largest of the area's subdivided land is located on the Avery/Sheep Ranch Road just north of Highway 4. The citizens of the Avery area have always felt very strongly about the need to preserve open space and natural habitat and a major struggle involving these issues took place between 1981 and 1984.

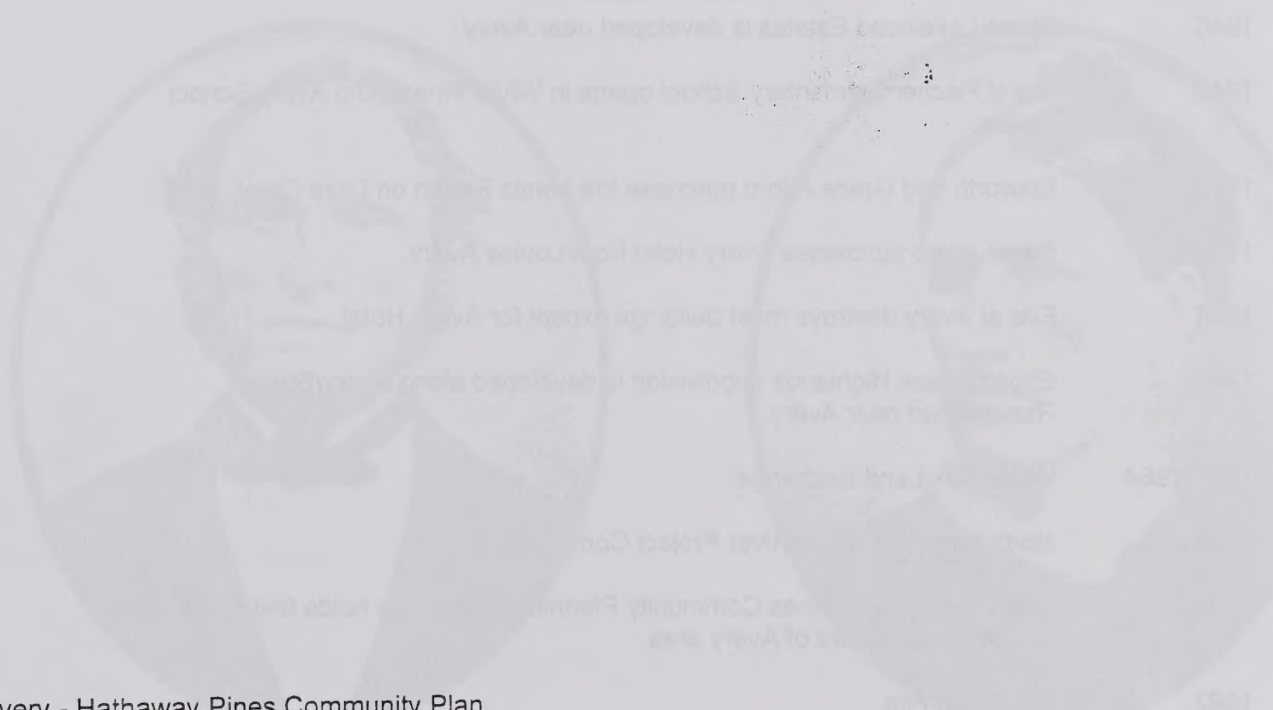
The controversy developed over 1440 acres of National Forest Land of which 1280 is in the Avery Community Planning Area. The U.S. Forest Service and a private company negotiated to trade this land which lay mostly between large subdivisions in Arnold and the Love Creek area. The controversy came to be known as the White Oak Land Exchange and the citizenry opposed to the exchange were vocal and adamant in their stance, holding public meetings, elections and making appeals in Washington D.C. to try to keep the land in the public domain. In the end, a final bargain was struck between the two entities the trade was consummated. When the land trade was completed, 1280 acres were classified as TPZ (Timber Production Zone) land. The ownership of this land has changed several times; current title is held by Sierra Pacific Industries, a large timber company. SPI has indicated publicly that it has no intentions to develop the land and will retain the existing TPZ zoning classification.

Another controversial issue involved the North Fork of the Stanislaus River which borders the Avery Community Planning area on the south. In the 1970's the river, which for years has been the target for various hydro-electric and water storage projects, was again seriously proposed as the site for a series of dams and appurtenances known as the North Fork Project. The project proponents were the Calaveras County Water District and the Northern California Power Agency. While there were concerns from many local citizens and groups regarding the river's environment, natural habitat for fish and wildlife, and promised benefits, the project was completed on October 12, 1990. Within the Planning Area are located McKay's diversion dam and part of the seven mile Collierville Tunnel.

In August of 1992 a wildland fire, the thirteenth largest fire to date in California history, burned its way into the Avery Community Planning Area. Known as the Old Gulch Fire, it started near Mountain Ranch in the northern part of Calaveras County and burned more than 17,000 acres before it was contained. Many structures were threatened and twenty-six were destroyed; more than 2,000 firefighters from all over the state fought the blaze which lasted four days. The communities of Avery and Hathaway Pines were evacuated and the Avery Meadow was used as a staging area for people and equipment fighting the fire.

Although the Avery - Hathaway Pines area is not densely populated, the citizens who live here appreciate the natural beauty of the mountains, forest and streams. When the Community Plan for the area was first begun in 1992 and a questionnaire was sent to all the local residents, the overwhelming response was to honor the open space and environmental quality of the community while providing for the needs of the citizens. Those who live here would like to see a small village in Avery, not a string of strip malls; open space in combination with appropriately planned development, not rampant subdivisions and miles of paved roads; a community that takes the natural environment into consideration when change or growth is proposed. The communities of Avery and Hathaway Pines plan to grow

responsibly by integrating business, wildlife, open space, agriculture and community life...to continue local history and tradition.

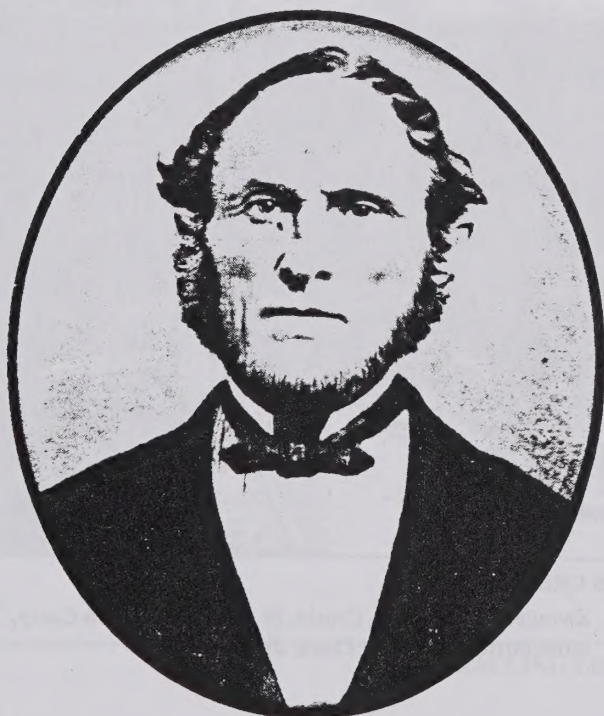


Timeline of Avery - Hathaway Pines History

pre-1850	Seasonal inhabitation by Miwok and Washoe tribes
1850	Joseph and Sarah Goodell settle in Avery area and construct the Half-Way House
1855	First reported use of Old Emigrant Trail.
1858	Silver discovered in Nevada.
late 1850's	Peter and Nancy Avery arrive in Sheep Ranch from Maine.
1869	George Avery purchases Half-Way house and renames it Avery Hotel.
1880	Other buildings and three corrals are constructed at Avery.
1883	Frederick and Stella Mentz homestead 320 acres on Love Creek.
1885	Nathan and John McKay start the Clipper Mill logging operation on Love Creek.
1886	George Avery donates land for construction of Avery School.
1910	Louis Malaspina purchases land near Avery (now Davies Ranch).
1917	Hazel Fischer begins teaching at Avery School.
1924	Highway 4 constructed.
1937	Hathaway Mountain Pines subdivision is begun.
1940	Sierra Lakewood Estates is developed near Avery.
1942	Hazel Fischer Elementary School opens in White Pines. Old Avery School closes.
1943	Elsworth and Grace Alford purchase the Mentz Ranch on Love Creek.
1944	Sam Ladato purchases Avery Hotel from Louise Avery.
1946	Fire at Avery destroys most buildings except for Avery Hotel.
1965	Ebbetts Pass Highlands subdivision is developed along Avery/Sheep Ranch Road near Avery.
1981-1984	White Oak Land Exchange
1990	North Fork Stanislaus River Project Completed
1992	Avery - Hathaway Pines Community Planning Committee holds first meetings to determine the future of Avery area.
1992	Old Gulch Fire.
1994	Avery Middle School Opens



THE AVERY SCHOOL



Peter Avery



Nancy Avery



THE MILL CREW

Back row, left to right: Bill Armstrong, Boston, Jack McCarty, unidentified, Willis, Forbes, Wm. Zwinge, Beck McClain, John Boland, unidentified, Jeff Levis (Lewis), Fay Tripper, and Nate McKay. Middle row: John McKay, Lawrey, Con Boutcher, Jess McKay, Jack Boutcher, Hansen, John Zwinge, and Trotter Hodge. Front row: Frank Peri, Bill Bradley, Joe Zwinge, unidentified, and Bill Thomas.



THE WOODS CREW

Left to right: In shadow behind the donkey — Mosner; in front of donkey — unidentified; Boston, Bradley, Walter

Zwinge, Bradley, Sr., Crosly, Sr., Bert Crosly, McCarty, unidentified, Beck McClain, Jim Crespi.



GATHERING LOGS

Logs were hauled out of the woods by ox teams to a log landing for loading onto the "railroad".



HAULING LOGS TO THE MILL



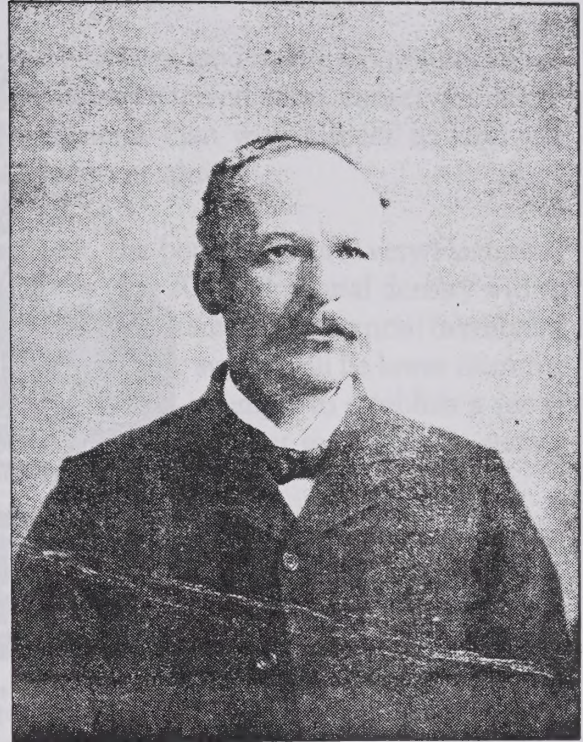
JENNY

The old traction engine was abandoned in the woods for many years. This is how she looked in the 40's. She was later salvaged and taken to the Angels museum.



The Davies meadow ranch home, a lovely landmark on Moran Road. *Historical Society photo.*

NATHAN ALEXANDER MCKAY
1853-1928



IDA ELIZABETH FIELD MCKAY
1860-1897



THE NATHAN MCKAYS

This picture of Nathan and Ida, with their children, Carrie, Anne, and Jess, was taken in 1894 or '95. Clarence was born in '97, but his mother died shortly after his birth. A picture of Baby Clarence was later transposed onto the family group picture.



AVERY HOTEL....



Avery Hotel as it appeared in the early 1930's. Known as Half-Way House, as it was halfway between Murphys and Calaveras Big Trees, until a Post Office was established there in 1885, when the name was changed to Avery. Busy way station on the route of the Big Tree-Carson Valley Road, it was used extensively by logging and freighting teams and stockmen taking their herds to and from their summer grazing ranges. Joe Goodall first settled the land about 1850, by "squatting" it. He then built a four-room house for his family. The property was purchased from Goodall by Peter and Nancy Avery shortly after their arrival here in 1854 from Maine, accompanied by their small son George. By further preemption and homesteading, Peter Avery eventually acquired a full eight hundred acres. The original four-room house was incorporated into the hotel and is still very much in use. After the death of his father in 1874, George Avery remodeled the original house, and in 1886, the two-story addition was built. There were three large corrals, two huge barns with stables in each side, a drive-through wagon shed and a bunkhouse. The barns, other buildings and one corral were located across the road from the hotel and just to the northeast. There was a store, a dance hall and after 1885, a Post Office originally located directly across the road from the hotel and immediately behind the present cement watering trough. A bar was added to the hotel by George Avery in the late 1870's which some twenty-odd years later was moved across the road to the store. Crops were raised in the nearby meadows. The Avery School which is still standing and in which Miss Hazel Fischer of Avery taught for some twenty-five and one-half years, was built in the late 1880's. George Avery donated the land for the school, across the present highway from the old hotel, upon a knoll to the west. Avery was a summer encampment for the Washoe Indians from Nevada and many Indian artifacts have been found in the area. The barns, wagonshed and bunkhouse were destroyed by fire in 1946. A year or so later the same fate befell the old store and adjacent buildings. The property remained in the Avery family until it was sold in 1944.⁵

LAND USE ELEMENT

The Land Use Element addresses the future development of land in the Community Plan area on a parcel by parcel basis for residential, commercial, industrial, recreation, conservation and open space uses. The element's policies augment the General Plan with respect to land use designations, population density, building intensity and consistent zoning.

Based upon the historic growth patterns in District 3, the population of Avery/Hathaway Pines can expect to increase from 863 in 1990 to 1,642 by the year 2010. Potential density within the community plan is currently limited by the absence of a sewer system. The potential density for commercial, industrial, and residential development served by a septic system will be lower than the potential density for development within a sewer district. Previous attempts to establish a sewer assessment district have failed, however it is anticipated that at some point in the future such a service will be provided.

LAND USE DESIGNATIONS:

Open Space

Open space lands are intended to provide for scenic resources, recreation, wildlife and botanical habitat, archaeological resources or the protection of rare, threatened or endangered species.

Resource Production

Resource production lands include those with soils capable of supporting agriculture, mining, grazing, timber production, or which contain other significant extractable natural resources.

Rural Residential

The purpose of the Rural Residential classification is to provide land that permits personal ranches in which residential land use is the primary use. Associated activities such as small-scale farming and raising of livestock for personal use is also permitted.

Single Family Residential

Lands designated for Single Family Residential use are intended to provide land for single family residential neighborhoods. The density of development is based upon the property's access to public services.

Multiple Family Residential

Multiple Family Residential lands are those intended for attached or detached housing as either apartments, condominiums or townhouses. The density of development is based upon the property's access to public services.

Commercial

Commercial lands include those lands where access and central location are best suited for commercial uses. The density of development is based upon the property's access to public services.

Professional Offices

Lands classified as Professional Offices are those intended for the development of administrative, medical and service oriented businesses that take place within an office. It differs from the commercial designation in that less intensive commercial uses are permitted. The density of development is based upon the property's access to public services.

Industrial

Lands classified as industrial are intended for processing, fabrication, or manufacturing of goods and commodities. The community preference survey indicates that light industrial, business park development and rural home industry zoning is preferred over general industrial uses. The density of development is based upon the property's access to public services.

Public Service

The Public Service designation is intended to classify lands used for public purposes, public utilities, and public agencies.

Recreation

The primary purpose of the recreation designation is to provide space for public and private recreational uses. Such uses typically include parks, equestrian facilities, golf courses, community centers, and health clubs. Residential use is also permitted in accordance with the provisions of the Zoning Code.

DENSITY LAND USE DESIGNATIONS:

Density land use designations identify the minimum parcel sizes, or the maximum residential density, allowed for the subject property.

X

An X classification indicates that the parcel sizes are restricted to those parcel sizes existing at the time of plan adoption and no further subdivision is permitted under the provisions of the Community Plan. Only one dwelling unit is permitted per parcel.

1, 5, 10, 20, 50 Acre

The numerical designation on a land use designation identifies the minimum parcel size, or the maximum density is limited to one dwelling unit per the number of acres indicated.

ZONING CONSISTENCY:

Recognition of non conforming parcel sizes

All legally existing parcels are recognized by the Community Plan and may be developed in accordance with the provisions of the Zoning Code.

Parcel Density

In residential zones, there are limits to the number of dwellings per acre or square footage of parcels. A number of 999 or less means number of acres required per dwelling unit; a number 1000 or more means number of square feet of land required to qualify for each dwelling unit.

Timber Production

Pursuant to the California Government Code Section 51102 (b), timber operations conducted in a manner consistent with forest practice rules adopted by the State Board of Forestry are considered consistent in any land use designation.

Consistent Zones and Land Use Designations

TABLE 1

Land Use Designation	Public Services	Density	Consistent Zone
Open Space	District, well or septic	1 unit per density allowed by zoning	X-EP combining district*
Resource Production	District, well or septic	1 unit per density allowed by zoning	AP, A1, GF, TP, REC, RM, PS
Rural Residential	Well and septic District water and septic	5 acre density 1 acre density	TP, RA-5, RR-5, RR-1, RM, PS
Single Family Residential	District water and septic District water and sewer	1 acre density 1/2 acre density	TP, R1-1, PS TP, R1, PS
Multiple Family Residential	District water and septic District water and sewer	6 units per acre 12 units per acre	TP, R2, R3, PS
Commercial	District water and septic or sewer	100%, less setback, landscaping, & septic requirements	TP, C1, C2, CP, RC, PS
Professional Offices	District water and septic or sewer	100%, less setback, landscaping, & septic requirements	TP, CP, PS
Industrial	District water and septic or sewer	100%, less setback, landscaping, & septic requirements	TP, M1, M4, PS
Public Service	District water and septic or sewer	100%, less setback, landscaping, & septic requirements	TP, PS
Recreation (for SFR uses) (for MFR uses)	District, well or septic Well and septic District water and septic District water and sewer	5 acre density 3 units/ 5 acres 6 units/ 1 acre 12 units/ 1 acre	TP, REC, PS

AP - Agriculture Preserve
A1 - General Agriculture
GF - General Forest
TP - Timber Production
REC - Recreation
PS - Public Service
RA - Residential Agriculture
RR - Rural Residential

R1 - Single Family Residential
R2 - Two Family Residential
R3 - Multi Family Residential
C1 - Local Commercial
C2 - General Commercial
RC - Rural Commercial
CP - Professional Office

M1 - Light Industrial
M4 - Business Park
RM - Rural Home Industry

X - Existing Parcel Size
EP - Environmental Protection

* - The EP combining district is intended to designate environmentally sensitive areas or areas to remain in open space. The EP zoning district requires a conditional use permit prior to approval of any uses normally permitted in the zone.

AVERY-HATHAWAY PINES COMMERCIAL DISTRICTS: ANALYSIS AND RECOMMENDED GUIDELINES FOR DEVELOPMENT

LOCATIONS

The Avery-Hathaway Pines Commercial districts are more fully defined in the following section. They may be described briefly as:

1. Existing roadside enterprises fronting Highway 4 in Hathaway Pines.
2. The Commercial Way complex, the only site suitable for light manufacturing.
3. Businesses and properties in proximity to Moran Road and the Avery post office.

These three areas are largely defined by the area's road system. Businesses in Hathaway Pines currently flank both sides of Highway 4 along a straight stretch from Horseshoe Drive to Hillcrest Drive and the area is confined by its topography to roadside operations. Commercial Way aptly describes its role and terminates in an isolated area suitable for light industrial and automotive service activities. Avery's businesses have traditionally been located in, or at the edge, of a triangle formed by Highway 4, Moran Road and Hotel Road.

All commercial districts in the community of Avery-Hathaway Pines should be bounded by, and limited to, those contiguous properties currently zoned for commercial use; no other permanent commercial, retail, or professional service activities - other than those qualifying as approved home-based businesses - should be permitted at any other location within the community. Further commercial development of the Highway 4 corridor between the existing mercantile districts of Hathaway Pines and Avery, and from Avery to Arnold should be limited and only with appropriate setbacks and access from secondary roads.

USES

The purposes of the Avery-Hathaway Pines commercial districts are to serve the purchasing needs of the surrounding community, to attract business from both locals and tourists, to afford housing accommodations, to furnish employment opportunities and to provide an enhanced tax base to fund maintenance of the community's infrastructure.

Commercial Way and the Hathaway Pines commercial districts are limited by both their focus and space. The former is a light industrial area located off Highway 4 and the latter may see some infill but has little capacity for expansion beyond its present range. This places primary emphasis for commercial development on the Avery business district.

Avery has two structures with historical significance: the Avery School House and Avery Hotel, once known as Halfway House, embody the heritage of the area. As expressed by the community survey, the Hotel, its relevance and legacy should set the theme for future development in the Avery commercial district.

To meet this goal mixed-use development with a unifying architectural theme is seen as essential to the Avery commercial district. Such a district could provide a full range of goods and services through closely spaced shops and stores of varying sizes. On the whole, the district should preserve the original sense of the Avery Hotel and convey the impression of a conservative mountain village established in the 1850's.

Tourism is now a primary factor in the local economy. California communities such as neighboring Murphys have shown the value of capitalizing on this income and employment potential while meeting the needs of local residents. Tourist dollars subsidize the existence of distinctive shops, specialized services and unique restaurants not otherwise viable within the limited local market.

Mixed use promotes the combined use of school, shops, post office, markets, restaurants, vendors, offices, inns, professional services, and housing in such a way that the area is routinely considered to be the active center of the community and a comfortable part of daily life. Thoughtfully planned and reasonably executed, the Avery commercial district could be a cohesive community center.

STREETS AND PARKING

Traffic patterns for the Hathaway Pines businesses are straightforward, set by Highway 4 and the absence of any other streets. Current parking is limited in relation to the post office and the few businesses along Highway 4. Parking should be improved but kept minimal and screened from the Highway as much as practical.

Commercial Way, because of its isolated location, neither intrudes on the rural aspects of the scenic corridor nor impacts its traffic patterns. Because of its seclusion and the particular demands of its manufacturing and service operations, the owners and/or operators of these properties should be granted latitude in the disposition of interior roads and parking areas, subject to adequate screening of the complex from Highway 4.

Access to the Avery commercial district should be from Moran Road, Hotel Road, and/or Segale Road (if Segale Road is extended) to minimize the impact on Highway 4's high speed traffic and afford greater safety. Ingress and egress to parking lots should be from either Moran, Hotel, or Segale Roads or other new interior streets.

Traffic flow and parking facilities should be planned to recognize the different vehicular access needs of diverse businesses. Parking lots should be designed to minimize the visual impact of the lot. The plan should anticipate direction of travel, accommodate both large and small vehicles, length of stay, hours of maximum use and the movement of materials including delivery and safe departure. The goal should be to provide parking accommodations that are adequate without being excessive.

Both streetscapes and parking areas should be enhanced by native specie or historically introduced deciduous trees such as oak, dogwood, elm, maple and sycamore. Older existing conifer trees should be worked into the landscape as much as possible. All utilities should be underground; street lighting fixtures should utilize lamps which offer true color rendition.

EXTERIORS

As in previous sections, it is recommended that the Commercial Way district should generally be exempted from the following guidelines, since that area is isolated from the scenic corridor and has a primarily industrial identity. Similarly, the Hathaway Pines district has such limited growth potential that the community is adequately served by a more liberal enforcement of these architectural standards.

In the Avery commercial district it is essential that the buildings carry the theme of the community. While it is necessary that both new construction and substantial remodeling comply with current codes and standards, such compliance does not preclude rural, mountain, or the creation of an historic ambiance.

COMMUNITY PLAN RECOMMENDATIONS

Goal 1: Provide for planned, responsible growth for residential, commercial and industrial uses.

Policy 1A: Limit development if the proposed intensity or density exceeds the capacity of available facilities and services.

Implementation Measure 1A-1: Utilize Table 1 to determine the appropriate density for development.

Policy 1B: Encourage residential cluster development to provide for open space.

Implementation Measure 1B-1: Utilize the Planned Development (PD) combining district to allow flexibility in the lot size and setbacks normally required by the performance standards of the Single Family Residential (R1) zone. Allow a 10% density bonus for development that provides a 1:1 ratio of common area to private land. Allow a 25% density bonus for development that provides a 2:1 ratio of common area to private land.

Policy 1C: Consider and balance the impacts of resource production and community development uses within the Community Plan area.

Implementation Measure 1C-2: Allow applications for resource production zoning and associated use permits within the Community Plan area.

Policy 1D: Encourage design of industrial development that is compatible with adjacent land uses.

Implementation Measure 1D-1: Use the following criteria for siting light industrial uses and zoning in the Community Plan area.

- The subject property has direct access to a minor arterial or major collector; and
- The subject property is served by public water and sewer, or has proposed sources of water and sewage disposal approved by the County Building Department's Onsite Sewage Department or Central Valley Regional Water Quality Control Board, as applicable; and
- Development of the subject property is compatible with neighboring land uses and zoning; and
- The requested zoning is M1, RM or M4.

Implementation Measure 1D-2: Apply the Planned Development (PD) combining zone to all industrial property within the community plan area.

Implementation Measure 1D-3: Resource production uses shall mitigate potential aesthetic impacts to adjacent uses. Such impacts shall be considered in the design of the project.

Implementation Measure 1D-4: Require landscaping and/or fencing which blends with the natural environment to screen industrial development.

Goal 2: Create an off-highway commercial village both to provide services for the residents of the community and to promote tourism.

Policy 2A: Encourage the development of commercial project designs that incorporate elements which compliment the more rural character of the area into their plans.

Implementation Measure 2A-1: Apply the Planned Development (PD) combining district to all commercially zoned parcels within the community plan area, to allow review for compatibility with the rural character of Avery.

Implementation Measure 2A-2: Utilize the following criteria as a guideline when reviewing applications for commercial development:

- Commercial buildings should generally be of small or moderate size. Large, bulky, and unscreened structures are discouraged.
- The design promotes pedestrian use by including pedestrian pathways.

Where groups of buildings are used the developer is encouraged to connect the buildings by plazas, terraces, arcades, canopies or roofs, to provide a pleasant environment as well as safety and shelter for pedestrians.

- Parking lots should be designed to minimize the visual impact of the lot through size, location, and screening. Parking lots behind buildings and alleys behind buildings for delivery trucks are encouraged. All commercial designs shall include snow storage areas.
- The architectural design of the project is compatible with the historic character of the Avery Hotel and rural character of the area.
- The use of natural materials (wood siding, brick, block, and field stone) is encouraged. Primary exterior colors should blend with the surrounding natural landscape. The use of earthtones or finishes that blend with the natural background is encouraged.
- Landscaping shall be used to reduce the visual impact of all structures, including solid fences. Where possible, native trees should be preserved and natural vegetation should dominate. Where existing vegetation is inadequate, the use of native plant materials is encouraged.
- When calculating landscape coverage required as part of the 10% landscaping for commercial projects, use of undisturbed lands where existing vegetation is to be retained and enhanced is to be included in the total of landscape area being provided. In reviewing the landscape plan, consideration shall be given to public safety and security.
- Lighting visible from the exterior of the building shall be limited to that necessary for security, safety, and identification. Street lighting should not exceed fourteen feet in height and utilize metal-halide or other lamps which offer true color rendition.

Goal 3: Preserve and enhance the rural/forested appearance of the plan area.

Policy 3A: Restrict development along Highway 4 to preserve its scenic rural/forested appearance, except for designated centers of commercial development.

CIRCULATION ELEMENT

The purpose of the Circulation Element is to establish transportation goals, policies and specific implementation measures to assure that the transportation system in the Avery/Hathaway Pines Community Plan area adequately addresses growth and development. Therefore, the Circulation Element is coordinated with the Land Use Element.

The road system consists of State Highways, County Roads, and private roads used for motor vehicle, bicycle and pedestrian traffic. Projected increases in population will result in increased demand on roads within the Community Plan area. To maintain the road system's adequacy over time, policies relating to road classifications and levels of service are correlated with population density and land uses set forth in the Land Use Element.

Results of the survey indicate that issues of concern to the Avery/Hathaway Pines residents include the function of various intersections, highway speeds, and traffic conditions for pedestrians.

When a proposed project requiring discretionary approval is considered by the Planning Commission or when a project is reviewed by the Development Review Committee, the proportional impact on the county roads is assessed and road improvement requirements for the project are determined. The cost of maintaining or improving the existing road level of service is the responsibility of the project proponent. Project specific improvements may include road widening or paving, construction of a left turn pocket, acceleration/deceleration lane, encroachment improvements, or installation of traffic control signals.

COMMUNITY PLAN RECOMMENDATIONS

Goal 4: Provide for the efficient movement of vehicles and pedestrians within or through the plan area.

Policy 4A: Ensure an adequate road system for the movement of vehicles and pedestrians within the community plan area.

Implementation Measure 4A-1: Utilize the provisions of the County General Plan and improvement standards of the County Road Ordinance to set requirements for all development, including but not limited to Tentative Parcel Maps, Tentative Subdivision Tract Maps, Conditional Use Permits, and Planned Development Permits reviewed by the Planning Commission in addition to Building Permits reviewed by the Development Review Committee.

Implementation Measure 4A-2: Review and include where appropriate, improvements in County transportation programs, including but not limited to the Road Improvement Mitigation program and the Regional Transportation Plan.

Goal 5: Improve the existing road system for the movement of vehicles and pedestrians within the community plan area.

Policy 5A: Recommend circulation and safety improvements to be constructed by the County and State as funding permits.

Implementation Measure 5A-1: For allocation of road improvement funds within the Community Plan area, utilize the following recommended list of improvements as a resource in the decision-making process.

Policy 5B: Acquire right of way for new road connections in areas determined to facilitate circulation and emergency access.

Implementation Measure 5B-1: When a project is submitted to the County and is subject to road improvement requirements, consider acquisition or dedication where appropriate of right of way for possible future road connections as listed below.

Policy 5C: Consider the potential aesthetic impacts of road construction.

Implementation Measure 5C-1: Encourage the balancing of cuts and fills required for road construction.

Implementation Measure 5C-2: Encourage that cuts and fills for public and private road construction be landscaped.

Policy 5D: Encourage the development of an alternative circulation system involving pedestrian/bicycle paths.

Implementation Measure 5D-1: Require that subdivisions involving 5 or more parcels incorporate pedestrian paths into the design of the development on at least one side of the road.

Goal 6: Preserve the rural quality of the community plan area by appropriate design and location of roads.

Policy 6A: Encourage preservation of historic and scenic road alignments.

Implementation Measure 6A-1: Consider variances to the Road Ordinance standards when the benefit is to maintain the rural character, without causing a serious safety problem.

Recommended Circulation and Safety Improvements*:

1. Construct a continuous left turn lane on Highway 4 from Commercial Way to Tanwood Mobilehome Park (See Figures I and V).
2. The intersection of Highway 4 and lower Moran Road should restrict left turn movement onto Highway 4 from Moran Road, unless mitigated by realignment of Moran Road (See Figure V).
3. Realign Avery Sheep Ranch Road to intersect Highway 4 at a 90 degree angle (See Figure I).
4. Reduce the speed limit through Hathaway Pines and Avery to 35 mph.
5. Install a school crossing light at the intersection of Highway 4 and Sheep Ranch Road with 25 mph speed limit to be operated during specified school hours similar to that for Michaelson School.
6. Improve the sight distance at the intersection of Hunter Dam Road and Highway 4 (See Figure III).
7. Improve the level of service of Segale Road from Mill Creek to Hunter Dam (See Figure I).
8. Improve the level of service of Valley View Road from Sheep Ranch Road to Lakemont Drive, (See Figure IV).
9. Improve the level of service of Moran Road from Highway 4 to Blue Lake Springs (See Figure I).
10. The level of service of Love Creek Road from the intersection of Moran Road to the end of Love Creek Road, is considered adequate and only those improvements necessary to correct serious safety problems are required for the land use designations and zoning (See Figure VI, VII).
11. Improve the level of service of Doud's Landing Road, for fire emergency access purposes (See Figure VI).
12. Provide secondary access routes for existing subdivisions for fire emergency access purposes.

* Order of list does not indicate prioritization of items.

Recommended New Road Connections*:

1. Connecting road between Commercial Way and Canyon View Drive (See Figure I).
2. New road connecting Sunrise Point and existing private road at Crescent Cove (See Figure II).
3. New road from Highway 4 to Moran Road to the north of the Avery Hotel Road.
4. New road from Moran to Segale Road behind the Avery Transfer Station.

* Order of list does not indicate prioritization of items.

AVERY COMMUNITY PLAN - TRANSPORTATION

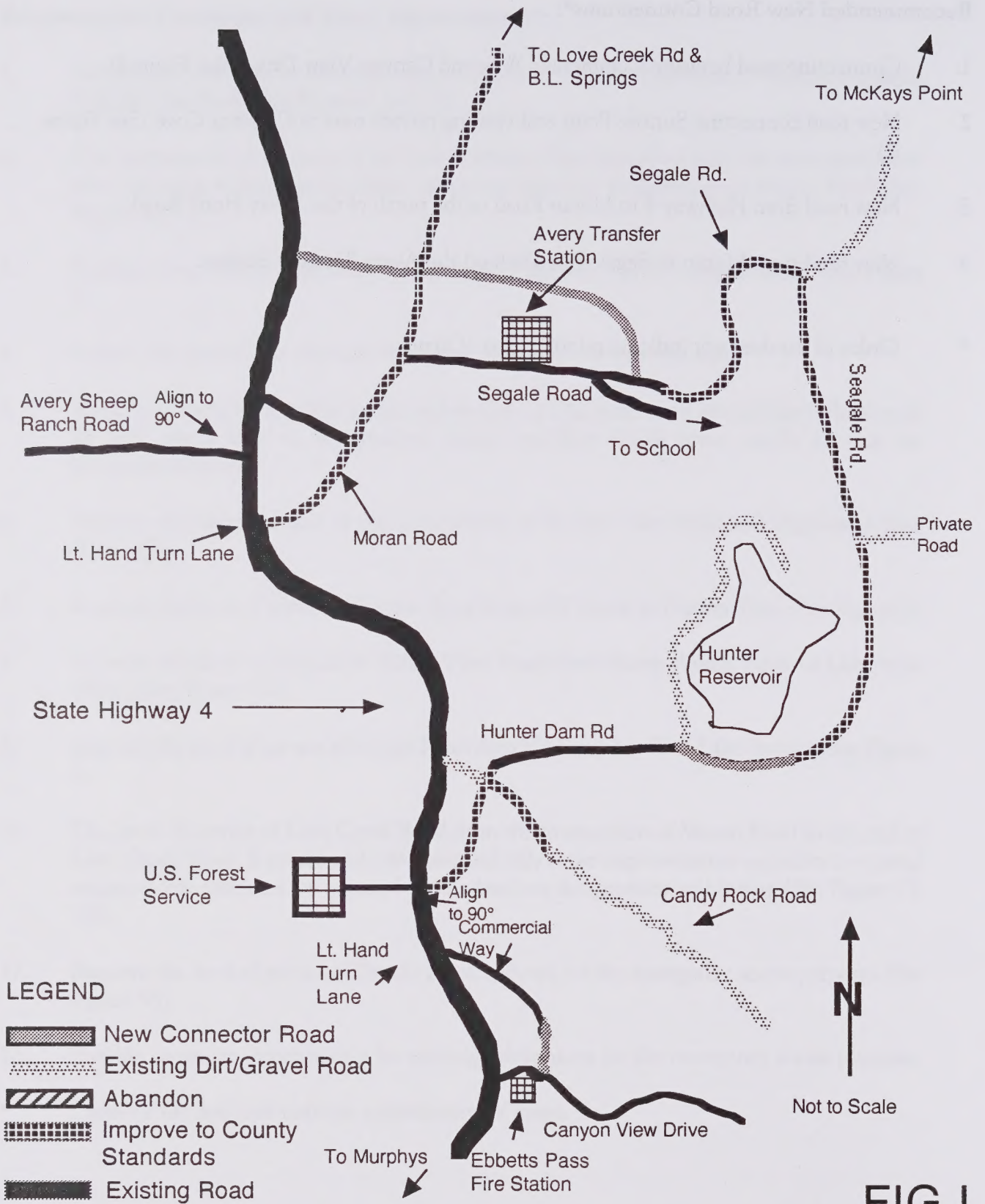
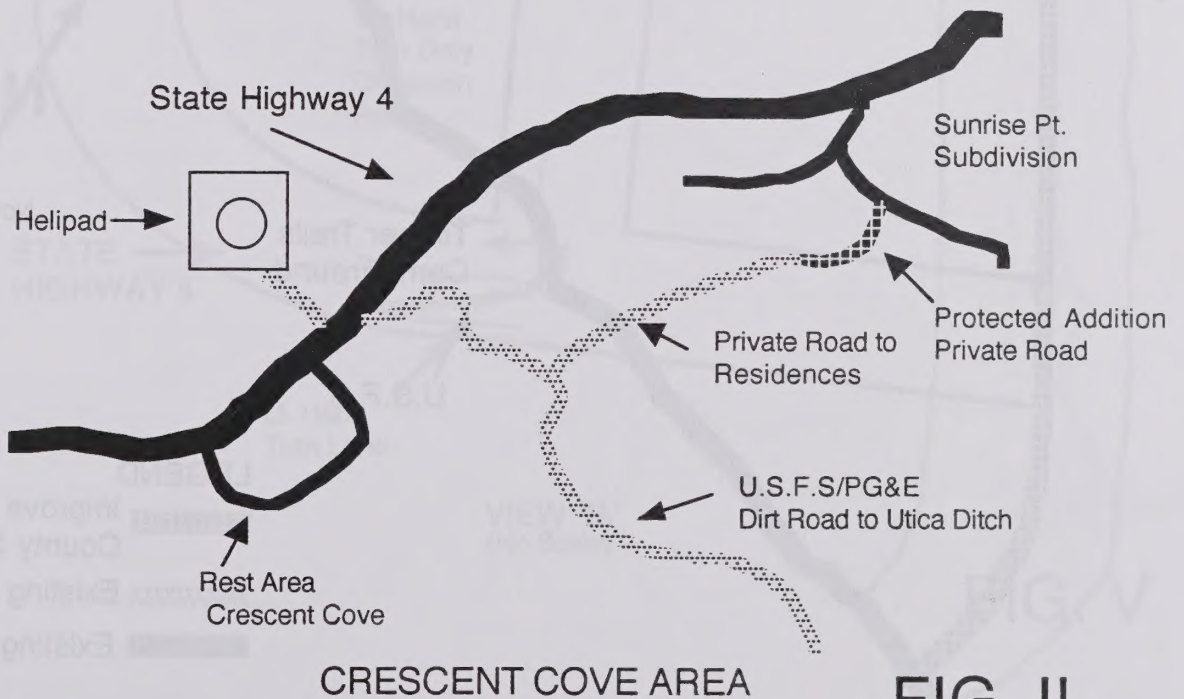
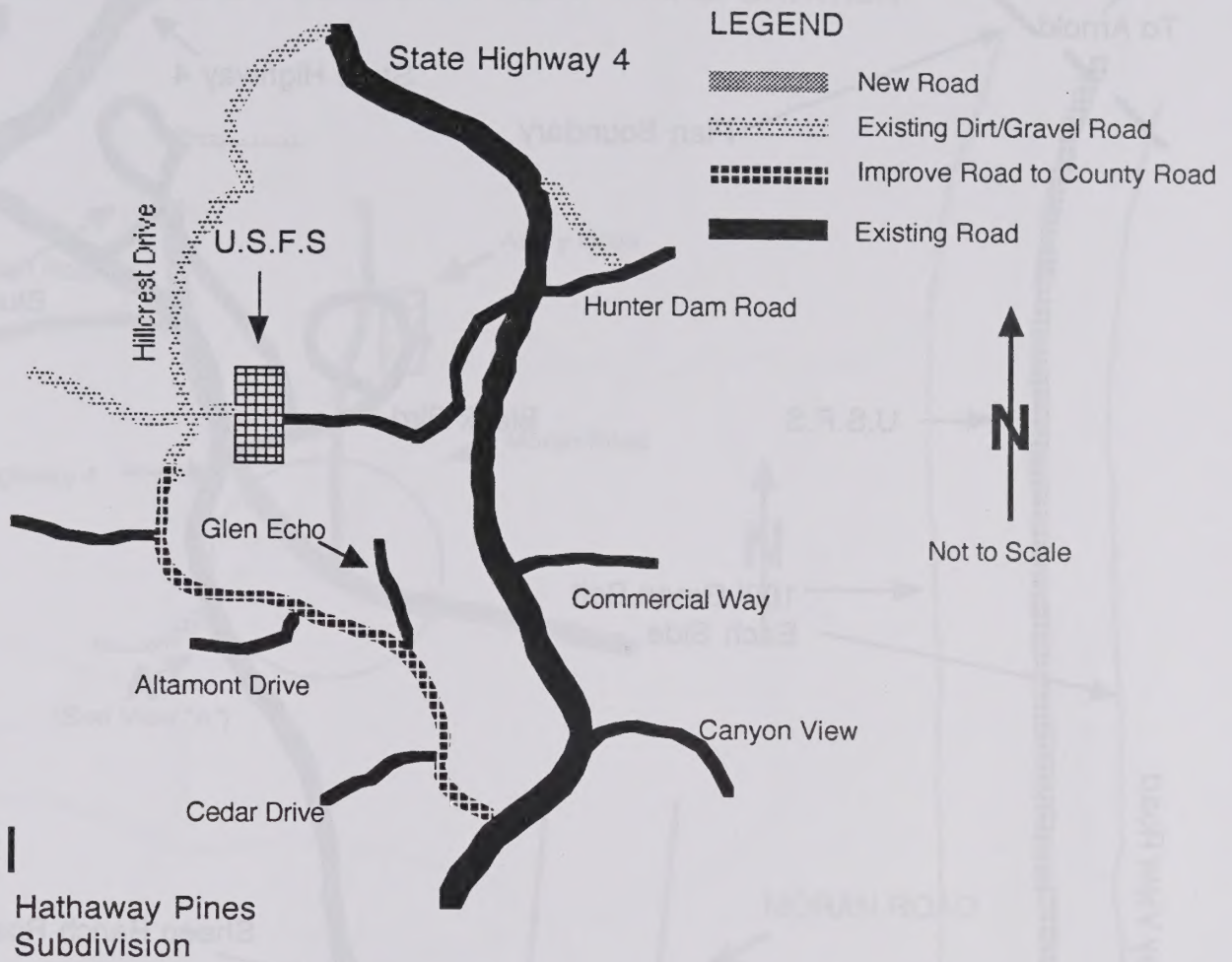


FIG. I

AVERY COMMUNITY PLAN - TRANSPORTATION



AVERY COMMUNITY PLAN - TRANSPORTATION

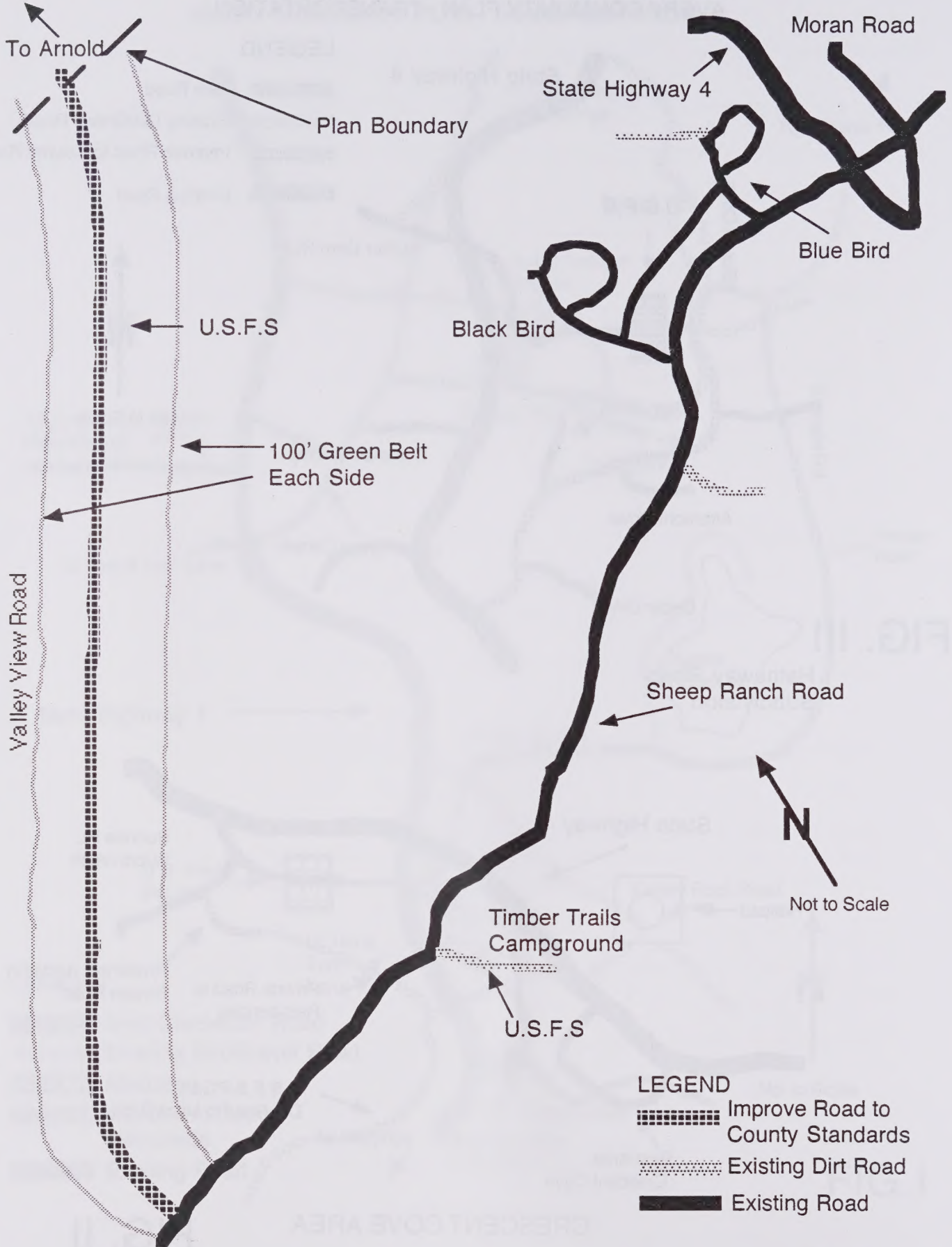


FIG. IV

AVERY COMMUNITY PLAN - TRANSPORTATION

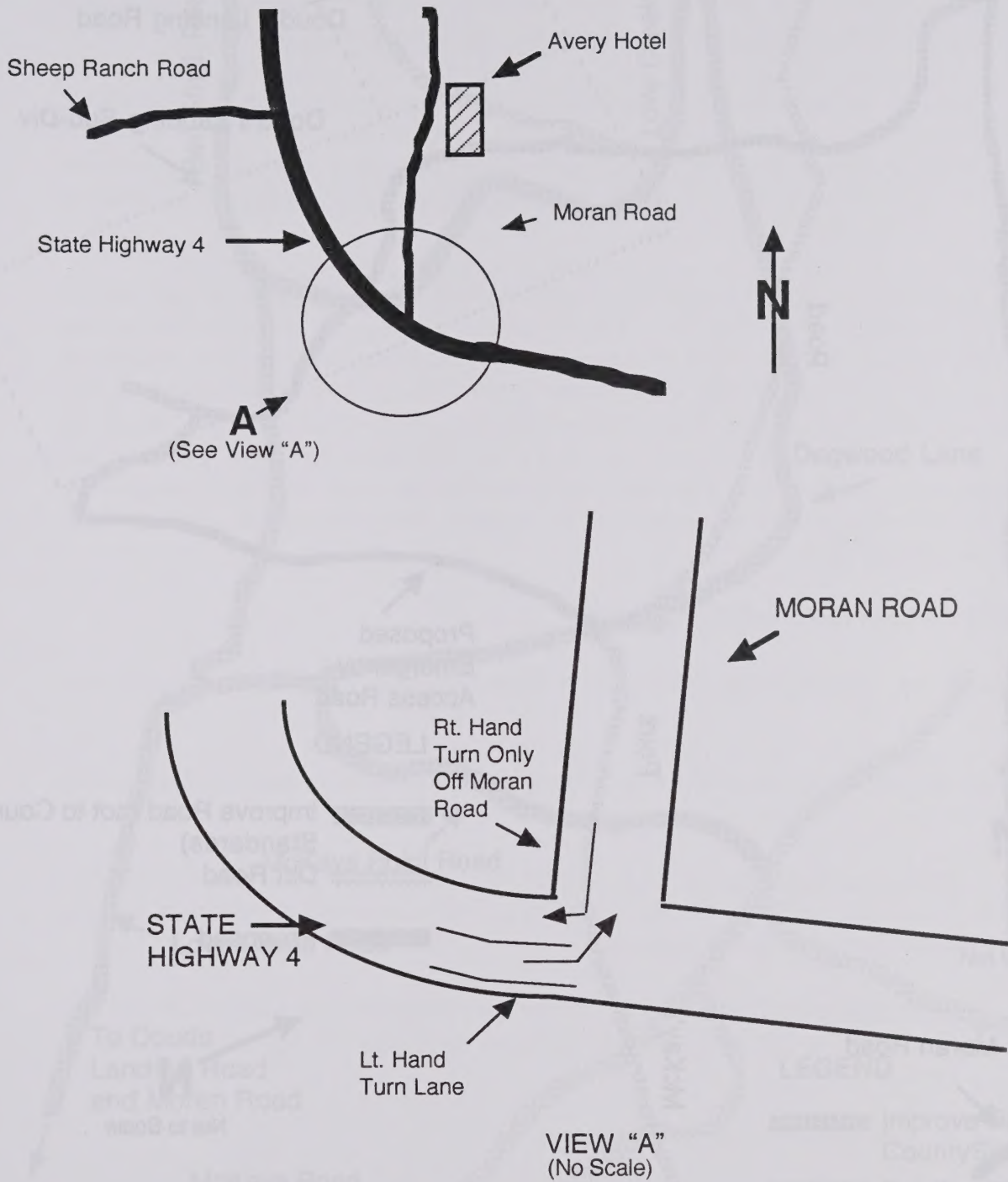


FIG. V

AVERY COMMUNITY PLAN - TRANSPORTATION

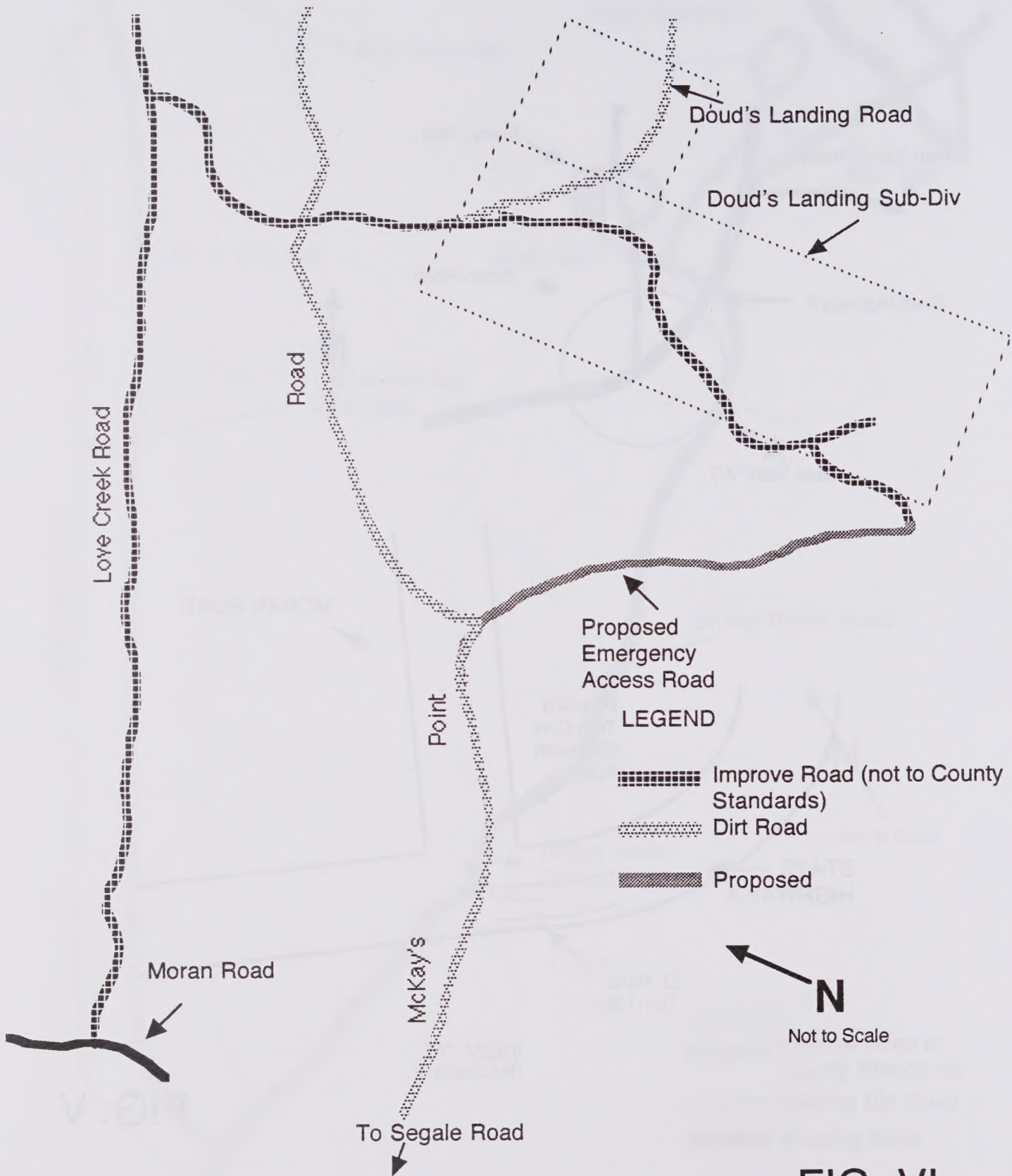
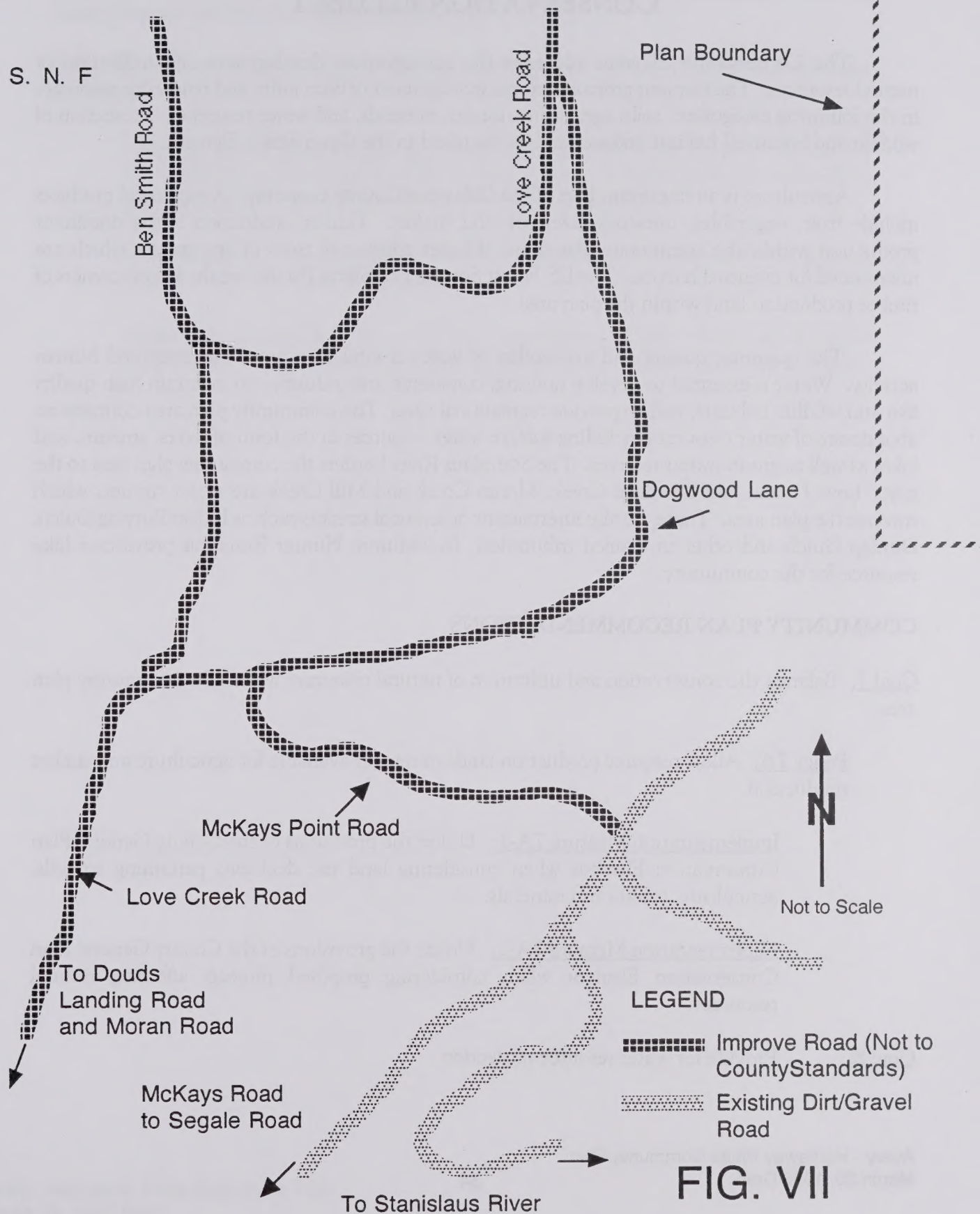


FIG. VI

AVERY COMMUNITY PLAN - TRANSPORTATION



CONSERVATION ELEMENT

The Conservation Element addresses the conservation, development and utilization of natural resources. The element promotes proper management of both finite and renewable resources in the following categories: soils, agriculture, forests, minerals, and water resources. Protection of wildlife and botanical habitat and wetlands is discussed in the Open Space Element.

Agriculture is an important part of the Calaveras County economy. Agricultural products include fruit, vegetables, nurseries, livestock and timber. Timber production is the dominant production within the community plan area. Timber consists of trees of any species which are maintained for eventual harvest. The US Forest Service and Sierra Pacific are the largest owners of timber production land within the plan area.

The quantity, quality and availability of water is vital to natural processes and human activity. Water is essential to develop housing, commerce and industry; to maintain high quality fish and wildlife habitats; and to provide recreational uses. The community plan area contains an abundance of water resources including surface water resources in the form of rivers, streams, and lakes as well as groundwater reserves. The Stanislaus River borders the community plan area to the east. Love Creek, San Domingo Creek, Moran Creek and Mill Creek are major streams which traverse the plan area. There are also intermittent or seasonal streams such as Indian Burying Gulch, Dunlap Gulch and other un-named tributaries. In addition, Hunter Reservoir provides a lake resource for the community.

COMMUNITY PLAN RECOMMENDATIONS

Goal 7: Balance the conservation and utilization of natural resources within the community plan area.

Policy 7A: Allow resource production lands to remain available for agriculture and timber production.

Implementation Measure 7A-1: Utilize the provisions of the County General Plan Conservation Element when considering land use decisions pertaining to soils, agriculture, forests and minerals.

Implementation Measure 7A-2: Utilize the provisions of the County General Plan Conservation Element when considering proposed projects affecting natural resources.

Goal 8: Provide for water resource protection.

Policy 8A: Encourage community and agency participation in developing an inventory of water resources within the community plan area.

Policy 8B: Ensure water resources including lakes, streams, wetlands and ground water are protected.

Implementation Measure 8B-1: Establish a stream buffer zone from future development on 100' on either side of major streams as identified in the community plan and 50 from intermittent/seasonal streams or wetlands.

Implementation Measure 8B-2: Consider runoff from proposed projects for any potential impacts to water resources.

Implementation Measure 8B-3: Utilize the provisions of the County General Plan Conservation Element when considering proposed projects affecting water resources.

OPEN SPACE ELEMENT

Open Space

Open Space is a limited and valuable resource. The survey of community plan area residents indicate a strong desire to maintain open space resources. Open Space enhances the community's natural beauty and consequently the community's appeal and character.

The plan utilizes zoning as a tool for maintaining areas of open space within the community plan area. In areas where more open space, wildlife corridors and/or natural buffers are desirable, the property is zoned for lower density development. Higher densities are located in the town centers where there will be less open space.

Recreation

The Stanislaus National Forest provides a publicly owned natural and recreational resource for the area which is a substantial benefit to residents, visitors and the economy of the area. There are no County operated recreation areas within the community plan area, however, the Avery Middle School provides public recreation resources.

Wetlands

Wetlands are highly productive natural habitats used by many types of wildlife. Typically, they are found at the margins of ponds, lakes and streams, in low-lying areas that collect precipitation and in areas where the ground water intercepts the ground surface. These areas are given a high priority for protection by the Department of Fish and Game and the U.S. Fish and Wildlife Service.

Sensitive Species

There are several lists generated by different government agencies and groups that indicate various degrees of "special status" for plant and wildlife species. These lists include the Federal Endangered and Threatened List; the California Endangered and Threatened List; the California Department of Fish and Game Species of Special Concern; the US Forest Service Sensitive Species list; and the National Audubon Society list. A complete list of special status species which may occur within the County are listed in the General Plan. The community plan area provides habitat for several such species including Golden Eagles, Spotted Owl, and migrating deer herds.

The Department of Fish and Game files indicate the possible presence of the following species of special concern in the vicinity of the Community Plan area:

- northern goshawk (*Accipiter gentilis*)
- California spotted owl (*Strix occidentalis californensis*)
- tight coin (*Ammonitella yatesi*)
- Whipple's monkeyflower (*Mimulus whipplei*)
- three-bracted onion (*Allium tribracteatum*).

In addition, the southwestern portion of the Community Plan area provides large areas of valuable wildlife habitat which contain mixtures of deciduous and mixed conifer forest.

COMMUNITY PLAN RECOMMENDATIONS

Goal 9: Preserve open space and the quality of the scenic forested environment within the community plan area.

Policy 9A: Encourage new subdivisions to provide for common areas to maintain open space.

Implementation Measure 9A-1: Require that new single family residential subdivisions involving subject property five acres or more in size to provide a 100' above ground structure development setback from the edge of the road right of way as a buffer from Highway 4 and all Major Collectors roads within the community plan area. Within this setback area, retention of native vegetation or planting of vegetation compatible with the native vegetation is required. Due to topography, soils, fire safety, or other factors, variances can be considered.

Implementation Measure 9A-2: Utilize the provisions of the County General Plan Open Space Element when considering proposed projects affecting open space resources.

Policy 9B: Protect wetland and riparian habitat.

Implementation Measure 9B-1: Require that development projects will not remove, diminish or reduce the quality of wetlands or riparian zones unless potential loss is mitigated in consultation with the Department of Fish and Game

Policy 9C: Utilize the land use table listing for allowable density for community plan designations and zoning to allow for open space.

Implementation Measure 9C-1: Analyze potential impacts to open space when considering amendments to a community plan designation.

Goal 10: Provide for a system of wildlife corridors within the community plan area.

Policy 10A: Encourage new development to maintain wildlife corridors as indicated on Map XX where feasible.

Implementation Measure 10A-1: Zone property located within an area identified being a wildlife corridor on Map XX to allow a density that will not have a negative impact on wildlife migration patterns.

Implementation Measure 10A-2: Utilize the provisions of the County General Plan Open Space Element when considering proposed projects affecting wildlife corridors.

SAFETY ELEMENT

In accordance with the State General Plan Guidelines, the safety element in the County General Plan includes a discussion of known hazards including seismic and other geologic hazards, fire, flooding, hazardous materials, and general public protection. The Safety Element is integrated with the other elements of the General Plan to protect residents and visitors. Issues identified to be of particular concern to the residents of the Avery/Hathaway Pines Community Plan area include fire hazards and general public protection.

Wildland fires can result in severe damage to homes, businesses, natural resources, open spaces and recreation areas. In addition, fires can result in increased erosion which can lead to the degradation of reservoir water quality. The Avery/Hathaway Pines area is particularly vulnerable to wildfires due to the hot, dry summer weather pattern, the flammable vegetation and steep topography. The area is classified as a high hazard fire area by both the California Department of Forestry and US Forest Service.

Fire protection services in the community plan area are provided by the Ebbetts Pass Fire District and California Department of Forestry (CDF). Fire safety policies are established by the County General Plan, Fire and Life Safety Ordinance, Public Resources Code 4290, Ebbetts Pass Fire District Ordinance 95-1 and the US Forest Service Fire Closure and Restriction Plan.

Fire defense systems for the area include the Hathaway Pines - Valley View Fuel Break which is constructed on national forest land on the west and northwest sides of the community plan area. The fuel break originally constructed by the US Forest Service has been maintained by both US Forest Service and CDF crews. This fuel break is a key defense system and provides an extra element of safety against large and damaging wildland fires. In addition, prescribed burns to reduce fuel loading and provide additional defensible space have been conducted on National Forest Land adjacent to the community. This practice of prescribed burning to reduce wildland fire hazard should continue and likewise be encouraged on large holdings of land adjacent to the community.

Medical emergency responses for the Avery/Hathaway Pines area are provided by "first responders" such as Ebbett's Pass Fire, California Department of Forestry and Fire Protection and private ambulance service. Responding emergency medical units can sometimes be delayed due to travel distances, adverse winter weather, difficult access to the emergency and limited personnel when more than one incident occurs at the same time. In consideration of the various medical and other emergencies that occur within the community and adjoining area, and in consultation and agreement the fire district, county, state and federal agencies, the need for an "all-hour - all weather" helipad in the vicinity was identified, and constructed within the Community Plan boundaries near Crescent Cove. Having such an improvement allows for quick air medi-vac to a trauma center for the seriously ill and traumatized accident victims. In addition, the helipad boosts fire fighting and

other emergency response capabilities by providing a location for crew shuttle, helitack operations, search and rescue, etc.

Through police protection services, every community is provided a margin of safety from hazards that may exist in an area. In the Avery - Hathaway Pines area, the County Sheriff's Department is responsible for law enforcement. Additionally, Highway 4 and County roads is patrolled by the California Highway Patrol. The County General Plan includes policies to maintain adequate public protection services.

COMMUNITY PLAN RECOMMENDATIONS

Goal 11: Improve safety from known hazards for the residents and visitors of the community plan area.

Policy 11A: Encourage the development and expansion of fire protection services.

Implementation Measure 11A-1: The County shall cooperate with the efforts of the responsible wildland fire agency conducting prescribed burns for fire hazard reduction within the community plan or outlying areas.

Implementation Measure 11A-2: Encourage the development of additional fire defense systems such as fuel breaks and wildland fuel modification zones near the community.

Implementation Measure 11A-3: Support strategic measures for wildland fire protection including but not limited to fuel breaks, fuel modification and prescribed burning.

Policy 11B: Ensure that new development is designed with fire safety measures.

Implementation Measure 11B-1: Utilize the provisions of the County General Plan and improvement standards of the Fire and Life Safety Ordinance and the current Ebbetts Pass Fire District Ordinance to set County requirements for all development, including but not limited to Tentative Parcel Maps, Tentative Subdivision Tract Maps, Conditional Use Permits, and Planned Development Permits reviewed by the Planning Commission in addition to Building Permits reviewed by the Development Review Committee.

Implementation Measure 11B-2: Divisions of land of five parcels or more shall require a Wildland Fire Vulnerability Analysis (refer to text and charts beginning page 39) be completed by the applicant. Should a given project area have an analysis indicating a Very High or High wildland fire vulnerability rating, a Fire Management Plan shall be required in accordance with the Fire and Life Safety Ordinance. In

addition, the Fire Management Plan must address planned fuel modification and design, and the relationship of improvements to the non-modified wildland area.

Implementation Measure 11B-3: Notify the Ebbetts Pass Fire District and California Department of Forestry of all proposed development in the community plan area and incorporate their comments into the project conditions of development.

Implementation Measure 11B-4: Review proposed residential development adjacent to Forest Service lands for an appropriate open space buffer or alternate mitigation measures.

Policy 11C: Review development proposals for any unreasonable risks associated with seismic and other geologic hazards, flooding, hazardous materials and general public protection.

Implementation Measure 11C-1: Utilize the provisions of the County General Plan Safety Element when considering development proposals.

WILDLAND FIRE VULNERABILITY ANALYSIS

The Wildland Fire Vulnerability Analysis (WFVA) is intended to provide a tool to rate or grade specific development proposals in terms of life and property protection vulnerability and difficulty of fire suppression in the area. The vulnerability of projects to wildland fires can be rated from "low" vulnerability to "very high". The ratings should be used to:

- Set appropriate mitigation requirements for new development;
- Assist in determining fire defense systems for existing development;
- Provide a "big picture" that shows the relationship and relative vulnerability of contiguous areas;
- Help determine appropriate initial and follow-up dispatch levels in any fire jurisdiction; and
- Provide clear and concise information for the public, County staff, Planning Commission, and Board of Supervisors.

The following analysis has ten risk factors that have an influence on the relative safety or vulnerability of the structures in a given area. Each risk factor has four levels of vulnerability; Very High (four points each), High (three points), Moderate (two points), and Low (one point). The total score for the area being rated provides its vulnerability profile. The higher the score, the greater the need for fire mitigation measures.

To assist in the calculation of fuel intensity levels it is recommended to use a publication called "Quick Assessment of Fire Behavior Field Guide" (USDA Forest Service, 8/29/84). Other forms of calculations using the TI-59, HP-71B, BEHAVE program, or something similar, are acceptable.

WILDLAND FIRE VULNERABILITY ANALYSIS

Vulnerability Factors	Rating Values				
	Very High (4 points)	High (3 points)	Moderate (2 points)	Low (1 point)	Point Score
On-Site Fuels <i>Fuels on the project area and the expected fire intensity level</i>	Fuel Intensity Level of 6+ (flame height of 12'+)	Fuel Intensity Level of 4-5 (flame height of 8'-10')	Fuel Intensity Level of 2-3 (flame height of 4'-6')	Fuel Intensity Level of 1- (flame height of 2' or less)	
Off-Site Fuels <i>Fuels adjacent to the project area and the expected fuel intensity level</i>	Fuel Intensity Level of 6+ (flame height of 12'+)	Fuel Intensity Level of 4-5 (flame height of 8'-10')	Fuel Intensity Level of 2-3 (flame height of 4'-6')	Fuel Intensity Level of 1- (flame height of 2' or less)	
Fire Occurrence <i>Number of fires from all causes in the last 10 years within a two mile radius</i>	12 or more	9-11	5-8	4 or less	
Large Fire History <i>Number of 300+ acre fires in the last 50 years</i>	3 or more	2	1	none	
Slope <i>Percent average</i>	more than 61%	36%-60%	21%-35%	less than 20%	
Position on slope <i>Project location</i>	ridge top	upper 1/3	mid-slope	lower 1/3	

Vulnerability Factors	Rating Values				
	Very High (4 points)	High (3 points)	Moderate (2 points)	Low (1 point)	Point Score
Aspect <i>topographic</i>	south or southwest	southeast	east or west	north	
Elevation	1000-3000'	3001-5000'	5001-6500'	6501'+	
Initial Attack <i>Time for first response to project site</i>	30+ minutes	21-29 minutes	11-20 minutes	10 minutes or less	
Suppression Complexity (access, fuels, structure problems)	Poor access, heavy fuels, many structures	Limited access, moderate fuels, some structures	reasonable access, some fuel problems, no structures	good access, light fuels, no structures	
Total Point Score					

BREAK DOWN OF RATINGS

Very High* = 31-40 points
 High* = 21-30 points
 Moderate = 11-20 points
 Low = 10 or less points

* FOR A POINT SCORE OF 21 AND ABOVE, A FIRE MANAGEMENT PLAN IS REQUIRED

NOISE ELEMENT

The presence or absence of noise in the environment can greatly affect the quality of life. Given its rural character, Calaveras County affords a relatively quiet environment, as compared to more urban areas. This factor is one of many which attracts visitors and residents to the County.

The Noise Element in the County General Plan examines noise sources in the County and identifies a methodology for appraising potential for noise problems. The element addresses noise which affects the community at large.

The primary function of the Noise Element is to incorporate noise considerations into the land use decision making process. Proposed development is assessed according to the data in the County General Plan to create a pattern for land uses which minimize exposure to excessive noise.

COMMUNITY PLAN RECOMMENDATIONS

Goal 12: Maintain acceptable noise levels within the community plan area.

Policy 12A: Protect existing noise sensitive uses from new sources of excessive noise.

Implementation Measure 12A-1: Utilize the provisions of the County General Plan Noise Element when considering land use decisions.

HOUSING ELEMENT

The purpose of the Housing Element is to identify and analyze the existing and projected housing needs of the Community Plan area. The County General Plan sets forth goals, policies, implementation measures and programs relating to the maintenance, preservation, improvement, and development of housing for the entire county.

The State Legislature has declared that, "The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order", (Government Code section 65580).

Based upon the historic growth patterns in District 3, the population of Avery can expect to increase from 863 in 1990 to 1,642 by the year 2010. The average number of persons per occupied household in the Avery/Hathaway Pines area is estimated to be 2.97. Therefore, based upon the net increase in population by 2010, 262 units will be required to meet the demand. There are currently approximately 160 residential lots which are undeveloped.

The housing stock in the Avery/Hathaway Pines area is predominantly single family residential (88%), with some trailer park units (8%), and very few multi-family units (2% duplex units and 2% three or more attached units). The Community Plan area allows higher densities in some areas which are conducive to the development of medium and high density housing. However, this density will be constrained until a sewer system is established to serve the area. Since the Community Plan area contains enough vacant land for medium and high density development to accommodate area needs, community plan density is not a constraint on housing development for many income levels.

COMMUNITY PLAN RECOMMENDATIONS

Goal 13: Endeavor to provide a varied housing mix to accommodate the needs of future residents in the community plan area.

Policy 13A: Encourage the development of existing single family residential lots, and new two-family and multiple-family housing developments to provide units for various income levels.

Implementation Measure 13A-1: Utilize the provisions of the County General Plan Housing Element when considering proposed residential developments.

Acknowledgments

We would like to thank the following persons who contributed to the compilation of facts relating to the history of the Avery/Hathaway Pines area.

Oral Histories: *

Alma McKay Interviewed November 2, 1994 at Douglas Flat, California
by Wendy Alford Corpening
(Mrs. McKay's age at time of interview, 77 years)

Marcelle Avery Interviewed November 11, 1994 at Avery, California
by Wendy Alford Corpening
(Miss Avery's age at time of interview, 82 years)

*The actual interviews are available upon request.

Miscellaneous conversations:

Art Hastings, California Division of Forestry, Arnold, CA

Avery Middle School Staff

Special thanks to:

Judith Marvin, Foothill Resource Associates, for her review of the history and salient comments regarding content and grammar.

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Judith (Cunningham) Marvin and Julia G. Costello, " Historical and Archaeological Research, The Proposed Jim Winchell Project, Avery, California", October 1986

Federal Energy Regulatory Commission, "North Fork Stanislaus River Project No. 2409, Final Environmental Impact Statement", June 1980.

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Frances E. Bishop, " McKay's Clipper Mill", from "Las Calaveras", the Quarterly Bulletin of the Calaveras County Historical Society, January 1976.

Sharon Karr, "Avery, A Stopping Place For A Hundred Years", from "Las Calaveras", April 1993.

George Hoeper, "Pioneer Daughter Still Active Rancher" (the story of Ina Batten Davies), from "Las Calaveras", October 1993.

Lisa Salvi, "The Hazel Fischer School", from "Las Calaveras", October 1983.

APPENDIX A

At the request of Supervisor Wiley some of your might be a local business people, with the help of county planning staff, are working on a plan to guide the future development of the Amery/Hathaway Place area.

The Community Plan Committee and the county planning staff need information from you to assist in development of this plan. Please take a few minutes to answer the questions below. If the choices do not describe your opinion, please add yours. We will let you know your plans. Your opinions are very important and will tell us what kind of community you want to live in.

All information is strictly confidential and will be used only for statistical information. Please return the completed questionnaire before June 15th in the enclosed return envelope.

Sincerely,

Bob Evans, Chairman

STATISTICS, HOUSEHOLD, DEVELOPMENT

1. What type of development would you like to see in the Amery/Hathaway Place area?

	10%	20%	30%	Total #
A. Single-family residences	75	60	115	250
B. Multi-family residences	25	115	60	190
C. Rural (large)	0	0	115	115
D. Commercial	0	0	115	115
E. Industrial (light)	0	0	115	115
F. Mobile Homes	15	60	115	190
G. Recreation	25	60	115	200
H. No Development	15	115	0	130
I. Other _____	0	0	0	0

2. What type of housing would you like to see in the Amery/Hathaway Place area?

	10%	20%	30%	Total #
A. Low-density (1 acre or larger)	15	60	75	150
B. Medium-density (1/2-1 acre parcel)	15	30	115	160
C. High-density (less than 1/2 acre)	15	115	75	205
D. Apartments, townhomes, etc.	0	0	60	60
E. Senior citizens housing	15	60	20	95
F. Mobile home park	15	20	75	110
G. High/moderate income housing	0	0	60	60
H. None	20	0	0	20

Should the new development be traditional or historic development? YES, 10% NO, 90% TRADITIONAL 10%



AVERY/HATHAWAY PINES COMMUNITY PLANNING SURVEY

At the request of Supervisor McRay some of your neighbors and local business people, with the help of county planning staff, are working on a plan to guide the future development of the Avery/Hathaway Pines area.

The Community Plan Committee and the county planning staff need information from you to assist in development of this plan. Please take a few minutes to answer the questions below. If the choices do not describe your opinions, please add extra sheets to let us know your views. Your opinions are very important and will tell us what kind of community you want to live in.

All information is strictly confidential and will be used only for statistical information. Please return the completed questionnaire before June 15th in the enclosed return envelope.

Sincerely,

Bob Kress, Chairman

SERVICES, HOUSING, DEVELOPMENT

1. What type of development would you like to see in the Avery/Hathaway Pines area?	A LOT	SOME	NONE	Total # Responses
A. Single-family residential	29%	60%	11%	178
B. Multi-family residential	3%	31%	66%	144
C. Rural residential	23%	65%	13%	168
D. Commercial	5%	68%	27%	165
E. Industrial (light)	2%	43%	55%	152
F. Public Services	15%	64%	21%	150
G. Recreation	12%	61%	16%	161
H. No development	23%	19%	58%	86
I. Other _____	32%	21%	47%	19

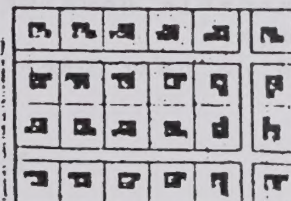
2. What type of housing would you like to see in the Avery/Hathaway Pines area?				
A. Low-density (1 acre or larger)	30%	62%	8%	167
B. Medium-density (1/2-1 acre parcel)	24%	57%	19%	162
C. High-density (less than 1/2 acre)	5%	19%	76%	196
D. Apartments, townhouses, or condos	3%	29%	69%	143
E. Senior citizen housing	10%	64%	26%	148
F. Mobile home parks	4%	24%	71%	143
G. Low/moderate income housing	5%	34%	61%	135
H. None	28%	6%	66%	50

Should the new development be traditional or cluster development (see sketch)? 90% CLUSTER 10% TRADITIONAL 186

CLUSTER DEVELOPMENT
2400 FT



CONVENTIONAL SUBDIVISION
A 2400 FT 2400 FT



3. Which of the following public services are needed, or in need of improvement? Please note which ones you would pay extra for?

	GREAT NEED	SOME NEED	NO NEED	#	WOULD PAY	WOULD NOT PAY	#
A. Community center/town hall	13%	38%	48%	157	41%	59%	96
B. Community parks	17%	36%	30%	154	50%	50%	109
C. Future Library	21%	45%	34%	155	59%	41%	112
D. Fire protection	50%	37%	13%	156	82%	18%	105
E. Public transport. for seniors	26%	57%	18%	145	52%	48%	98
F. Recycling center	40%	38%	22%	157	41%	59%	96
G. Urgent health care facility within 5 miles	44%	41%	15%	162	49%	51%	95
H. Ground ambulance service in under 30 minutes	49%	37%	14%	160	58%	42%	86
I. Landing Zone for Mediflight	38%	43%	19%	152	49%	51%	78
J. Water service	27%	31%	42%	136	41%	59%	75
K. Sewer service	44%	25%	31%	158	56%	44%	101
L. Larger Post Office	11%	23%	66%	149	13%	87%	68
M. Snow removal	23%	48%	29%	145	48%	52%	71
N. Sheriff's sub-station within 5 miles	25%	45%	30%	157	50%	50%	88
O. Bike and hiking trails	21%	40%	38%	159	39%	61%	87
P. Churches	5%	29%	66%	136	10%	90%	69
Q. Schools	27%	41%	32%	140	51%	49%	83
R. Extended hours at the dump	29%	35%	36%	154	27%	73%	83
S. Collection center for pine needles, leaves, bark, etc.	34%	41%	25%	158	47%	53%	88
T. Collection service for house- hold wastes (oil, paint, etc.)	36%	39%	25%	159	56%	44%	89
U. Other _____	69%	8%	23%	13	40%	60%	10

4. What should the priorities be for the Avery/Hathaway Pines area Community Plan? (Please rank your priorities, using each number once; 1 = highest, 10 = lowest.)

- A. #2 Traffic, roads, circulation plan
- B. #1 Land use-managed growth and development
- C. #3 Environmental issues
- D. #7 Community services
- E. #6 Hwy. 4 scenic corridor
- F. #5 Sewer
- G. #10 Tourism
- H. #9 Economic development
- I. #4 Open space/wildlife corridors
- J. #8 Other (please specify) _____

5. Check the two things you like most about living in the Avery/Hathaway Pines area?

	#
A. 0% Job opportunities	1
B. 39% Small town atmosphere/low density	164
C. 31% Scenic, physical environment	133
D. 0% Schools	0
E. 1% Security	6
F. 3% Affordable housing	12
G. 16% Climate	66

(continued on next page)

H.	7%	Location	#
I.	2%	Recreation	31
J.	0%	Other	9
K.	0%	Don't know/No opinion	2
			2

6. Check the two things you dislike most about living in the Avery/Hathaway Pines area?

- A. 5% Inadequate employment opportunities
- B. 11% Traffic problems
- C. 1% Not enough affordable housing
- D. 10% Not enough shopping facilities
- E. 8% Not enough cultural activities
- F. 20% Growing too fast
- G. 5% Too crowded
- H. 1% High crime
- I. 2% Growing too slow
- J. 7% Inadequate public services
- K. 2% Long commute to work
- L. 7% Nothing for teenagers to do
- M. 14% There is nothing I dislike
- N. 6% Other _____
- O. 3% Don't know/No opinion

7. The Avery/Hathaway Pines area has started to grow in recent years and will continue to grow. What do you like about the growth of the Avery/Hathaway Pines area? (Pick one.)

Total
Responses
196

- A. 21% Creates more jobs
- B. 6% Increased housing supply
- C. 43% I don't like anything about the growth
- D. 11% Other _____
- E. 19% Don't know/No opinion

8. What do you dislike most about the growth of the Avery/Hathaway Pines area? (Pick one.)

213

- A. 7% Too fast
- B. 5% Too slow
- C. 26% Destroyed scenic attributes
- D. 9% Too tacky
- E. 8% Too much growth
- F. 8% Too high density
- G. 7% Lacks diversity (too much of one kind)
- H. 8% Other _____
- I. 10% There is nothing I dislike about the growth
- J. 13% Don't know/No opinion

9. Why did you choose your property in the Avery/Hathaway Pines area?

- A. 1% Change in job
- B. 9% Retirement
- C. 5% Recreational opportunities
- D. 12% Scenic values
- E. 1% Traffic, transportation considerations
- F. 4% Low crime rate
- G. 9% Climate
- H. 2% Schools

(continued on next page)

- I. 11% Air quality
- J. 12% Lack of congestion
- K. 15% Liked mountains
- L. 14% Liked area
- M. 4% Housing availability/Cost
- N. 2% Other (please specify) _____
- O. 0% Don't know/No opinion

10. What types of businesses would you like to see in the Avery/Hathaway Pines area?
- | | GREAT
NEED | SOME
NEED | NO
NEED | # of
Responses |
|--|---------------|--------------|------------|-------------------|
| A. Bed and Breakfast | 8% | 57% | 35% | 136 |
| B. Restaurant | 30% | 47% | 23% | 161 |
| C. Fast food restaurant | 5% | 19% | 76% | 137 |
| D. Drugstore | 15% | 35% | 49% | 142 |
| E. Grocery store | 29% | 35% | 36% | 148 |
| F. Hardware store | 12% | 41% | 48% | 145 |
| G. Gas station | 33% | 40% | 27% | 169 |
| H. Laundromat | 7% | 31% | 63% | 134 |
| I. Specialty shops (bakery, coffee shop, bookstore, gallery, etc.) | 20% | 46% | 34% | 150 |
| J. Doctor | 30% | 41% | 29% | 156 |
| K. Bank | 19% | 25% | 56% | 149 |
| L. Day Care | 12% | 40% | 48% | 134 |
| M. Motel | 11% | 22% | 66% | 140 |
| N. Lumber yard | 9% | 21% | 71% | 136 |
| O. Nursery | 8% | 37% | 56% | 133 |
| P. Extended care/convalescent facility | 12% | 36% | 51% | 138 |
| Q. Other (please specify) _____ | 14% | 9% | 77% | 35 |
11. Do you think commercial areas in the Avery/Hathaway Pines area should develop as...
- | | | | | | |
|--|------------|-----|------------|----|-----|
| A. Shopping centers <u>on</u> Hwy. 4 | <u>22%</u> | YES | <u>78%</u> | NO | 148 |
| B. Shopping centers <u>off</u> Hwy. 4 | <u>52%</u> | YES | <u>48%</u> | NO | 151 |
| C. Small shops in a village atmosphere- walking streets, central parking, unified architectural theme, for example, buildings with an historical design. | <u>86%</u> | YES | <u>14%</u> | NO | 151 |
12. Do you feel the Avery/Hathaway Pines area should have architectural design review of commercial buildings?
- | | | | | | |
|--|------------|-----|------------|----|-----|
| | <u>78%</u> | YES | <u>22%</u> | NO | 198 |
|--|------------|-----|------------|----|-----|
13. Should historical flavor be considered in future commercial buildings in the Avery/Hathaway Pines area?
- | | | | | | |
|--|------------|-----|------------|----|-----|
| | <u>85%</u> | YES | <u>15%</u> | NO | 198 |
|--|------------|-----|------------|----|-----|
14. Should there be an overall theme (historical, alpine, ...) considered in the commercial development of the Avery/Hathaway Pines area?
- | | | | | | |
|--|------------|-----|------------|----|-----|
| | <u>84%</u> | YES | <u>16%</u> | NO | 192 |
|--|------------|-----|------------|----|-----|
15. Should commercial signs in the Avery/Hathaway Pines area be limited in size and subject to design review?
- | | | | | | |
|--|------------|-----|------------|----|-----|
| | <u>89%</u> | YES | <u>11%</u> | NO | 204 |
|--|------------|-----|------------|----|-----|

- *FIRE PROTECTION*

5

DEMOGRAPHIC INFORMATION

19. How many people are in your household in this area? (Circle one.)

1-15% 2-55% 3-13% 4-14% more than 4-6% # 199

20. What are the ages of the adults in your household?

5% 19-30 16% 31-40 25% 41-50 22% 51-60 32% over 60 # 275

How many are retired? 43%

21. If there are children under 18, please list their ages.

62 children under 18

22. How many vehicles in your household? 405 or 1.68/ survey

23. If anyone in your household commutes to work please note the miles, one way, of the commute.

0-20	21-40	41-60	60-100	100+	#
1) <u>67%</u> miles	2) <u>15%</u> miles	3) <u>8%</u> miles	<u>7%</u>	<u>3%</u>	<u>90</u>

24. How would you classify your dwelling in this area?

65% permanent 17% vacation 8% vacation now, retirement later # 209
6% rental 4% other

25. How long have you had your property in the Avery/Hathaway Pines area?

21% less than 5 yrs 20% 5-10 years 58% more than 10 yrs # 206

26. If a vacation home owner, where is your permanent home?

5% elsewhere in the county 21% valley 62% bay area #
8% other Calif. 5% other (please specify _____) 66

How do you think this survey could be made better? _____

Do you have any other comments or issues you would like addressed by the Avery/Hathaway Pines Planning committee? _____

Thank you for your time. Please come to our meetings and help us plan for the future. Our next meeting is May , 7pm at St. Clare's on Hwy. 4.

COMMENTS FOR AVERY/HATHAWAY PINES SURVEY 1992

1. A. to I. Leave things the way they are-No Congestion.
 - A. 20 acre parcel split to minimum 5 acre lots.
 - D. At present Hwy. 4 through Hathaway is too noisy and dangerous for residents near Hwy.
 - G. Get volunteers for recreation.
 - H. Planned development.
 - I. Golf Course in Avery Meadow (some need)
 - Golf Course
 - Don't know probably all important.
 - A lot of development.
 - Ball park, swimming pool, phone booths, sewers.
 - Sewers
 - More hwy's or roads/
2. A. to H. None. We moved up here to get away from traffic and congestion.
 - A. Only larger rural parcels or compact development, not in between. Cluster for less than 5 acre parcels.Re: Cluster/traditional-BUILD IT SOMEWHERE ELSE!!
3. U,E,F,G,H,I should be self supporting.
 - K. Would pay within reason.
 - O. Bike and hiking trails, get volunteers.
 - R. Needs better organization, cogeneration plant needed.
 - U. Great need for off road and recreation area.
 - Recreation center, great need, would pay.
 - Community swimming pool.
 - Use old Avery dump, heavy fine for trash.
 - Separate bins-household & pine needles etc. during all open hours. Weekenders go home usually Sun. afternoon and plan to dump household garbage on their way. Under current rules they can't- so where do they dump their garbage?-along roadway and on private property.
 - Cogeneration plant for yard fill.
 - Animal restrictions, too many dogs out of control.
 - Hathaway Pines needs larger safer parking lot.
 - Move the transfer station up to Arnold.
4. A. to J. We don't want our natural beauty & wildlife disrupted in any way.
 - B. Highest Priority- Managed growth, strict guidelines.
 - E. Let them walk in Big Trees State Park.
 - F. We need sewers.
 - Sewers.
 - G. Tourism relates to all other issues.
 - J. No Change.
 - Rural Atmosphere
 - Public Parks.
 - EIR for all proposed developments.
 - Uses such as Miller's Firewood and Rock should not be allowed in residential area. Noise and dust are bad!!!
 - Lower speed limit.
 - Security.
 - Preserve the rural mountain ambiance while maintaining opportunities for economic development.
 - OHV Hiking-Nature Trails.

Move transfer station.

I like it the way it is. That is why we live here.

Recreation for kids, not just golf courses.

Hospital facilities.

Keep Avery the way it is.

Clean up housing on Hwy 4 near Post Office in Hathaway Pines.

Some want to force people to clean up these places.

Hathaway Pines is known as the slums of the mountains. I don't like it.

Continued access of National Forest land-Candy Rock

Stanislaus

Restaurants.

Restaurant.

Bike and hiking trails for safety.

More government.

5. A. There are no job opportunities.

J. Likes living below snow line.

6. A. Awful.

B. Traffic problems-need bypass.

D. Improvements to existing properties.

What is currently planned seems very destructive and unnecessary.

J. No sewer, too far to medical aid.

N. I like it as it is.

Dislikes rental eyesores on Hwy. 4 in Hathaway Pines

Send results of survey back to people.

Who are the Avery/Hathaway Pines committee, when do they meet, where do they meet, how were they chosen, and whom were they chosen by?

Dislikes "TIN BUILDINGS"

Dislikes the small no growth group.

No sewer service.

Noise.

Too much logging and lg. semi trucks on sm. rds, Love Creek
Snow removal.

Good solar site, clear skies for astronomical observations.

Sprawl development that is not well planned.

We could use a gas station and a little more shopping.

Medical facilities are needed.

Development continues but services remain static, why?

Need snow removal on Hunter Dam Rd., a county road.

Being known as a slum area. People don't even want to look around these areas as there are so many ill-kept places.

Real estate people call it the slum area also.

Don't like mosquitos.

Traffic problems in Avery, too fast and dangerous.

Noise, pet control.

No good restaurants.

7. A. Creates more jobs-BULL.

C. I realize that this is unrealistic. Growth can't be stopped but hopefully it can be somewhat controlled and systematic. Don't forget about the environment!.

D. Nobody seems to listen to the current residents.

Survey before the approval of developments. Survey looks

- good to us.
 Not affecting us currently.
 Need more attractive town.
 Golf Course and sewer.
 Creates a potential for strong community commercial center.
 Don't like type of growth to date.
 Keep it simple.
 Slow growth.
 Would like to see a master growth plan.
 We are a welfare growth area.
 Doesn't like slow growth.
 Moderate/well planned growth is desirable & achievable.
8. A. to J. The 2 houses next to Stained Glass Shop need to clean up the junky area around their property.
- D. \$
- F. Future looks to be too much planned.
- H. I like it as it is. Leave things as they are.
 Problems dealing with county.
 The ability of a few to block and twist important issues to suit their own agenda.
 Unmanaged "hodge podge". Developers dictating to community.
 Too many golf courses now and snobby rich people that come along with them.
 Growth is fine if it is pleasing not the eye!
 Lack of planning and resource conservation.
 Allowing light industrial next to church and residential.
 Lack of affordable sewer system.
 Lack of long term planning.
 High density brings too many problems.
 Lacks direction.
 Commercial development too close to my home/lack of consideration in zoning.
 Commercial buildings in Avery are ugly and not maintained.
 Dislikes tacky growth.
 Stop formation of property owners assoc. Small local groups spoil area for now and future.
 The amount and rate of growth at this point in time is ok.
 Growth is inevitable & I'm glad that (or hope) intelligent planning will prevail.
9. A. to O. We are not for any change or growth.
- N. Family property.
 Growth potential, development.
 Bought for investment.
 Privacy.
 Close to work.
 We love the clean fresh air & scenic views & pleasant neighbors
 Close to work.
10. Only needed if compact center, if sprawled can drive to Arnold or elsewhere for these.
 For our purposes we don't need more businesses.
 A. thru P., No need. There are plenty of these businesses within a few miles of Avery.
 A. No need, "at this time."

E. Avery store is great.

P. Extended care, etc. Maybe this would keep the elderly population.

Q. Nothing else!

NO GROWTH

Address more environmental issues.

We don't need more stores and eyesores along our roads.

Arnold, Murphys, and even Angels Camp are close enough for that.

Anything that provides jobs and services in this area.

Emergency med flight.

Yellow caution light at Sheep Ranch Rd.

Golf Course, great need.

Business park, offices.

Some need for hobby shop.

Hospital

Great need for a good restaurant.

restaurant similar to former 4-K's with variety menu and welcoming locals.

Spring water.

11. Keep shopping centers in Angels Camp.

C. Great idea, there's enuf tacky stuff already.

12. Yes, but don't go overboard.

Yes on existing buildings.

Only resident local input. No outside people (Arnold businesses etc.)

13. That's ugly!

Keep commercial buildings out of this area.

Why not - would help preserve charm of the area.

14. Maybe an overall theme, just not tin structures.

15. Forest Meadows is an example of signage unrestricted and out of hand.

Mandatory community approval of all major commercial developments.

Mandatory filing of environmental impact reports on all developments.

Discuss "mitigation payments" in exchange for waiving EIRs (i.e. bribes)

We are opposed to the Avery Woods and Camp 49er proposed developments as well as the proposed sewage sludge dump next to Bar XX in Angels Camp. **Let's not become another Scotts Valley!**

Don't go overboard again!

Moderation in all things

No need for signs.

16. Advisory Comm.? If it will do well, no bureaucracy.

17. A. Needed only to serve #1 priority.

Moran at Avery- One way entering 4 at present Moran Rd. access.

So you may not need to use Hwy's. use arterials.

Dump road straight out to Hwy.

Love Creed to Moran to Hwy. 4.

East Avery area.

Where Moran intersects.

Granel Rd. existing road between fruit stand and 19th Hole

Moran to connect to Sheep Ranch Rd.
 Safer intersections for the existing rds. Hwy 4 & Sheep Ranch & Moran Rd.
 Better turn onto hiway for left turns.
 Complete upgrade of Moran Rd. from Davies to Fly in Acres. Off Moran Rd.
 Moran to Hwy. 4 and alternate route from Hwy. 4 to Sheep Ranch Rd. for emergencies.
 Improve roads in old Hathaway Pines subdivision.
 Downtown Avery, dump.
 Alternate route between Forest Meadows and Arnold.
 Extension of Sheep Ranch Rd. to Moran.
 Moran Rd. to Arnold, two lanes, Fullen Rd. two lanes to Murphys for emergencies.
 Sheep Ranch Rd. extension.
 That would only encourage traffic and cause more congestion.
 Present Avery Hotel Rd.(COUNTY RD. 60 feet width, Wide pavement (ONLY) and save more tax.)
 Moran Rd. and Love Creek.
 Connected to Hwy 4 where Moran meets hwy. across to Sheep Ranch Rd. or from Avery to Arnold (non hwy.)
 Roads to make it easier to make Hwy 4 entrance from outlying area, i.e. Love Creek.
 Love Creek and Moran improved.
 B. Scarifying of highway-dangerous for 2 wheel vehicles.
 Moran to Love Creek.
 *** Higher level of maintenance of existing roads.
 F. Left hand turn lanes, lower speed limit thru Avery.
 Left turn lanes in proximity of Sheep Ranch Rd. Lower speed limit in Avery Store area and Moran Rd. turnoff.
 Safety, considering that a new school and subdivision are soon to be added to the traffic.
 Turn lane so no one will be killed turning to Sheep Ranch
 Environmental concerns.
 Wider roads with bike trails.
 Horse trails.
 Turn lanes at Sheep Ranch and Hotel dump road off Hwy. 4
 OHV trails from subdivision to National Forest.
 Make roads wider.
 Speed limit sign on Moran Rd., 35 MPH
 Hiway 4 bypass
 Moran Rd-Hwy 4 right turn only
 New alignment where Dunbar Rd & Hwy. 4/ Sheep Ranch Rd. meet Hwy. 4.
 Roads related to Village Commercial
 Roads and access are ok.
 Turn outs- encourage use.
 Lower speed limits in congested areas on Hwy 4 around subdivisions.
 More passing lanes.
 Roads seem fine.
 Limit roads, more roads mean more growth.
 Keep large trucks out of subdivisions.
 Please specify: All unimproved property now has ACCESS to

a COUNTY ROAD.

Fire break around Avery, Forest Service has neglected this for years.

Cut grasses/weeds along roads.

Hwy 4 bypass.

18. A. No need we have the dump at Avery.

B. Get the cost of solid waste in hand. This is the highest county I know of.

Cogeneration plant.

Make them burn on site.

F. Great Need-outlaw shake roofs.

No shake roofs.

G. Great, great need!

H. Great Need for control burning and clearing.

A sewer should be proposed before any other planning or building.

Need much control burning of hazardous areas-close to hwy. and country roads.

Sewage design and trunk installation should be completed before anything else is done in the Avery area.

Sewer is high priority.

Less controls and added cost for development.

Reduce fire bureaucracy.

There is a definite need of sewer system but not at expense of Avery Meadow.

Village commercial center an excellent idea, must have sewer. Must have lots of Green Belt to make up for asphalt.

Ability of EPFD to pass its own fire regulation by popular vote of property owners.

Clean empty lots.

Lot cleaning.

Designation of off road vehicle area to prevent riding on private wildlands.

How could the survey be made better?

A more professionally written opening mission statement. The grammar and sentence structure are inappropriate for professional staff.

Perhaps by a few pertinent questions in a quarterly newsletter.

Thank you for taking the time and concern for our community.

Thank you for putting together this survey!

Address in a more direct fashion maintenance and solutions to existing problems rather than emphasizing new development. Handle existing problems (schools, sewer, waste) before allowing new development-Plan thoroughly.

This survey is not specific enough and demonstrates a thinly veiled attempt to direct answers in a no growth direction.

The survey should have some questions directed at persons who own undeveloped land. Overall it is excellent for persons residing in the area.

Survey is a good start.

I think the survey is very comprehensive.

Deal with the public desires like the golf course and put Mt. Alliance in its place. We can run our own community. Voice the public wants.

Consistent format.

Limit survey to the Love Creek-Doud's Hill area and not combine into larger subdivisions. Would like special interests and concerns of the Doud's Hill and Love Creek residents and property owners.

I think this survey was adequate.

Survey is worthwhile attempt to get some consensus, I hope it helps.

Owner input on community planning is appreciated. Thanks for asking.

Be more specific in identifying what your goal is.

Some questions difficult to answer for vacation home owner.

By actually following through with the results.

ok

Phrasing of question ambiguous in some cases.

Continue requesting ideas from the public.

Date of next meeting bungled.

Questions 7 and 8 are negative questions.

Don't ask negative questions.

By implementing the survey.

Reference examples: i.e.- cluster development, that could be a model, that we can look at.

Pretty good survey. You might ask what kind of community development/services people are willing to volunteer for.

Great job, well thought out.

Take note. Don't just ask questions. Are any ever used? I doubt it.

We felt the survey was fairly accurate, thorough. It should be circulated annually to monitor the areas changing needs.

Survey addressed those with homes. I have land only.

This survey requests answers I'm sure many people have never considered. It is quite exhaustive. I felt inadequate to answer many of the questions very knowledgably. I wonder how many others felt the same.

I really appreciate all the effort.

This was an excellent survey. The first we have ever received.

Misc. Comments and other issues to be addressed:

I would like to see a recycling provision at the Avery Dump at least once a week for cans, glass and plastic.

Give consideration to Meadow development which we hear very little, also why no EIR?

Yes, the railroad approval of meadow development by the Supervisors and planning commission.

Make sure building sites have adequate sewer, septic, and leachfields before building.

The concept of a village in Avery will offer an alternative to corridor communities like Arnold. Sidewalks, shops, cafe's, a pedestrian atmosphere.

No "shopping centers" or mini-malls, but attractive tasteful development of a village atmosphere off the hwy.

Let's keep Avery/Hathaway Pines for homes and schools with commercial/industrial in Murphys and Arnold.

Our 10 year old son would like to see these things in Avery: baseball field, steak restaurant, movie theater, playground/park, bakery. Don't want to see: a lot of houses, logging, traffic light, shopping mall.

I can't tell you how distressed I am at the thought of unmanaged, rampant growth!! I do know that growth is necessary- however, the thought of Avery looking like Arnold and Sonora is devastating. We have the chance to create a village atmosphere (much like Murphys) off the main hiway; bringing in tourism and creating a pleasant shopping area for residents. We must not be short-sighted! We could choose to be a "jewel" set in the Sierra or nothing more than a lump of

coal left behind by some greedy developers.

I would like to see a plan that promotes job and growth for this area. There is little land left for this growth. We need to use it for commercial and residential development.

I would like to see the planning committee consider developing the A/H area similar to the town of Columbia.

Are there means in place to prevent unauthorized removal of trees by commercial companies. We suspect our property has been "harvested" without our permission.

It is a little different when a person like myself is using his cabin for vacationing rather than living full time in the area. Growth is unstoppable. Let it be controlled and planned.

Since I vacation at my cabin at the end of Love Creek Rd., I feel very insecure when considering escape routes for a major forest fire, i.e., Oakland Hills fire. I don't know if there is any emergency medical flights for our area in case of life or death emergency medical transportation to a major hospital.

We should try to improve the scenic aspects of the area. Try to develop recreational items like parks, pools, campsites, usable by the general public not just high fee paying members.

Retail business needs to be seen and easy access. Light industry needs to be hidden to keep noise and dust down in residential areas.

...the growth of Avery, which is inevitable, (should) be well planned & carefully studied for the future well being of present and future residents, not only of Avery but also of Love Creek and Doud's Landing Roads. The critical areas must be sewage disposal and water availability. Beyond that a consortium of the most experienced personnel should be our advisors in the area of traffic safety, school development, community planning, highway expansion, commercial zoning, etc. Anything less will be a disaster for Avery-Hathaway Pines-Love Creek, and sad commentary on good "community planning." Incidentally, this is a good questionnaire, and we hope you have many, many responses.

Avery Water Co. is endangering my water source.

The committee should be made up of Avery residents and property owners. No Arnold or vacation residents. Avery does not need outside interference.

Ridgecrest and Avery Woods proposed developments are too dense.

The long range planning is a very good idea and of great importance because when we retire we plan on making the area

our main residence.

Development needs to continue to maintain jobs and future services.

The antibusiness attitude in Cal. has to cease to maintain a tax base to pay for these services.

Maintain good planning commission for people not greedy development.

It's our getaway-keep it small and quiet please.

Most of these questions are going to be too hard for the dimwits in this town.

We need sewers more than anything else.

Control growth as it occurs naturally.

Leave well enough alone.

Quit planning for bigger and better. Bigger is not Better!!

Discuss how the county botched the Meadowmont Shopping Center and how to avoid those mistakes. How did the city/county allow the Commercial Drive eyesore to become such a mess?

Unless Calaveras County controls growth and development, it will lose tourist dollars and residents such as ourselves who settled here specifically to avoid traffic, crowds and poorly planned commercial and residential development.

AND LORD WE DON'T NEED ANYMORE GOLF COURSES!

We like the area as it is. If it gets too large and is developed a lot we will probably move out of the area and most likely out of state. so there goes Calaveras Co. tax dollars. If the county is interested in losing employed individuals then develop the area, but we will be gone.

Sewer service is #1 priority.

Yes, please plan, don't sprawl!

I feel that the vast majority of the community supports the golf course project and I feel the AHPPC should support it.

Keep up the good work.

I'd like to keep most of the area "as is" and accommodate growth in one or two locations around a compact community commercial area.

Put welfare recipients to work cleaning community.

Keep all development in Murphys and Arnold.

Low growth, limited, quality commercial.

It's too crowded now, so we rent out our cabin to others.

Mail delivery service.

Pro development, sewer solutions needed.

Growth is not inevitable, just an assumption.

Maintain rural, low density atmosphere.

No Hwy. 108, avoid commercial on Hwy. 4.

Enforce the plan.

Pedestrian crossing on Hwy 4

We like the area the way it is.

Keep up the good work.

Keep people of A/HP involved in planning process.

No long range plan in place.

Want controlled growth.

Continue to watch the slow growth and control areas thru people who live in Avery, not outsiders.

Make sure area planning done carefully-Avery has a lot of potential, but is starting to look tacky. Commercial businesses, etc. Auto repair & mini storage should go to Commercial Way.

New development be traditional (CIRCULATED ROADS) no bottleneck problem for snow REMOVING.

No need for Circulation Road Bond or taxpayers expenses.

We like Hathaway Pines just the way it is. We moved there to get away from traffic, etc. keep it that way.

Do not make this into a Sonora area. We like the openness and peace and quiet.

Do not let San Andreas do all of our planning. Supervisor McRay should not vote against the Planning Commission decision to require an EIR for the Avery Woods Project. This is too big a move to go through without one.

Sounds good, am glad you are doing this.

Keep Avery/HP small well planned, scenic and well planned environmentally. Some members of the household would be willing to volunteer to develop and keep up recreational trails.

Many of the locals tell me they prefer to shop in Modesto at the Mall or Stockton or Sacramento. Heaven forbid we ever get a Mall in this area. Shops in Arnold mainly cater to tourists.

How about building your stupid golf course/country club/housing development somewhere that no one gives a shit about. (Death Valley, Mojave Dessert) Keep it out of here!!

I bought my home in Avery because of the beautiful, simple area. Please let us keep it that way. Don't destroy what God created.

Above all let's not have a shopping center like the one being built in Arnold! All those beautiful trees knocked down then a Stockton/Modesto type shopping center built. UGH! If we have to have a shopping center, at least let it blend in with our alpine environment. But better yet, keep the commercial growth at Angels and Arnold. We came here for the trees, mts., country atmosphere and blue sky. We certainly don't want freeways, K-Mart and Burger King in Hathaway Pines and Avery. This is our home, our community, let's keep it tranquil, low key country.

Would like to see a very intelligent and slow development.

...we were drawn to the area by its natural beauty and family atmosphere. We are not the Tahoe type people who want lots of entertainment...What saddens us most about the area is the seemingly thoughtless planning for land use. It sickens us each time we drive by that new shopping center...This is the ugliest thing we have seen. It has ruined the natural landscape. The lot was just clear cut. Was there a need for this? The architectural style of the buildings is not terribly charming or in keeping with the natural beauty of the area. There seems to be continual building of little businesses or shopping areas in Arnold which always have vacancies. Many of the older shops are vacant a lot of the time. Then why was there a need for that new eyesore near Klines fitness center. Can't public planning be done to better utilize the existing buildings and shopping areas rather than destroy any more of the beautiful land in this area. If building is allowed in the Avery/Hathaway Pines area, can it be set back from the main road and as many trees preserved as possible? People are drawn to this area by its natural beauty and serenity. We want to get away from the tract house, shopping mall atmosphere of the Bay Area. Let's plan sensibly for this beautiful county before it becomes a mini Bay Area! We appreciate your efforts.



-  RURAL RESIDENTIAL 5 ACRE DENSITY
 (X) EXISTING PARCEL SIZE

 SINGLE FAMILY RESIDENTIAL
 DUPLEX
 MULTI-FAMILY RESIDENTIAL
 RECREATION
 PROFESSIONAL OFFICES
 COMMERCIAL
 INDUSTRIAL
 PUBLIC SERVICE

 RESOURCE PRODUCTION 40 ACRE DENSITY
 RESOURCE PRODUCTION (USFS LAND) 40 ACRE DENSITY

 VILLAGE

PROJECT No. AVERYCP2 DWG DATE: JULY, 1997 SHEET: 1 / 1 OF: 1 DRAWING No. D-687		AVERY - HATHAWAY PINES COMMUNITY PLAN CALAVERAS COUNTY PLANNING DEPARTMENT		DRAWN BY: DESIGNED BY: CHECKED BY: SUBMITTED BY:		SCALE HORIZONTAL: 1" = 1600' VERTICAL: N/A		1		PRELIMINARY REVISIONS			
								2		FINAL REVISIONS			
								5-98					
								7-99					
										DESCRIPTION		BY	
										MMP		APPRD.	

